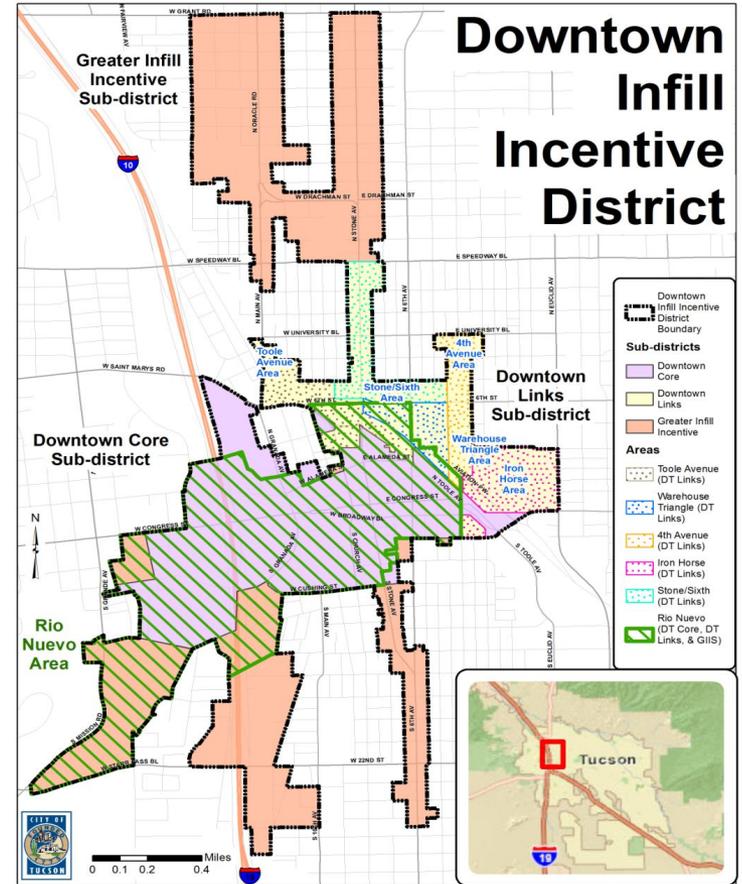
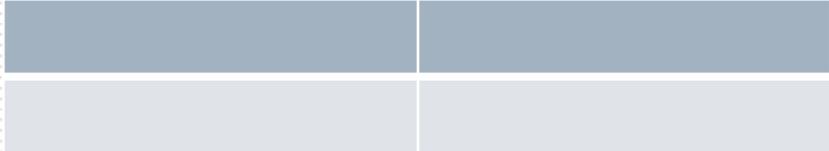


Infill Incentive District Revisions

Subcommittee 2014



IID Draft Sections 5.12.(1 thru 7)

- 5.12.1 Purpose
- 5.12.2 Establishment
- 5.12.3 Definitions
- 5.12.4 Applicability
- 5.12.5 IID Submittal Requirements
- 5.12.6 Review and Approval
- 5.12.7 Rio Nuevo Area Standard
- 5.12.8 Optional IID Standards



IID Draft Sections 5.12.(1 thru 16)

- .1 Purpose
- .2 Establishment
- .3 Definitions
- .4 Applicability
- .5 IID Submittal Reqs
- .6 Review and Approval
- .7 RNA Standard
- .8 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
- Art. 11 Definitions



Downtown Links Sub-district Sec.5.12.(11 thru16)

- .11 Downtown Links Standards
- .12 Toole Ave Area
- .13 Warehouse Triangle Area
- .14 Fourth Ave Area
- .15 Iron Horse Area
- .16 Stone/Sixth Area



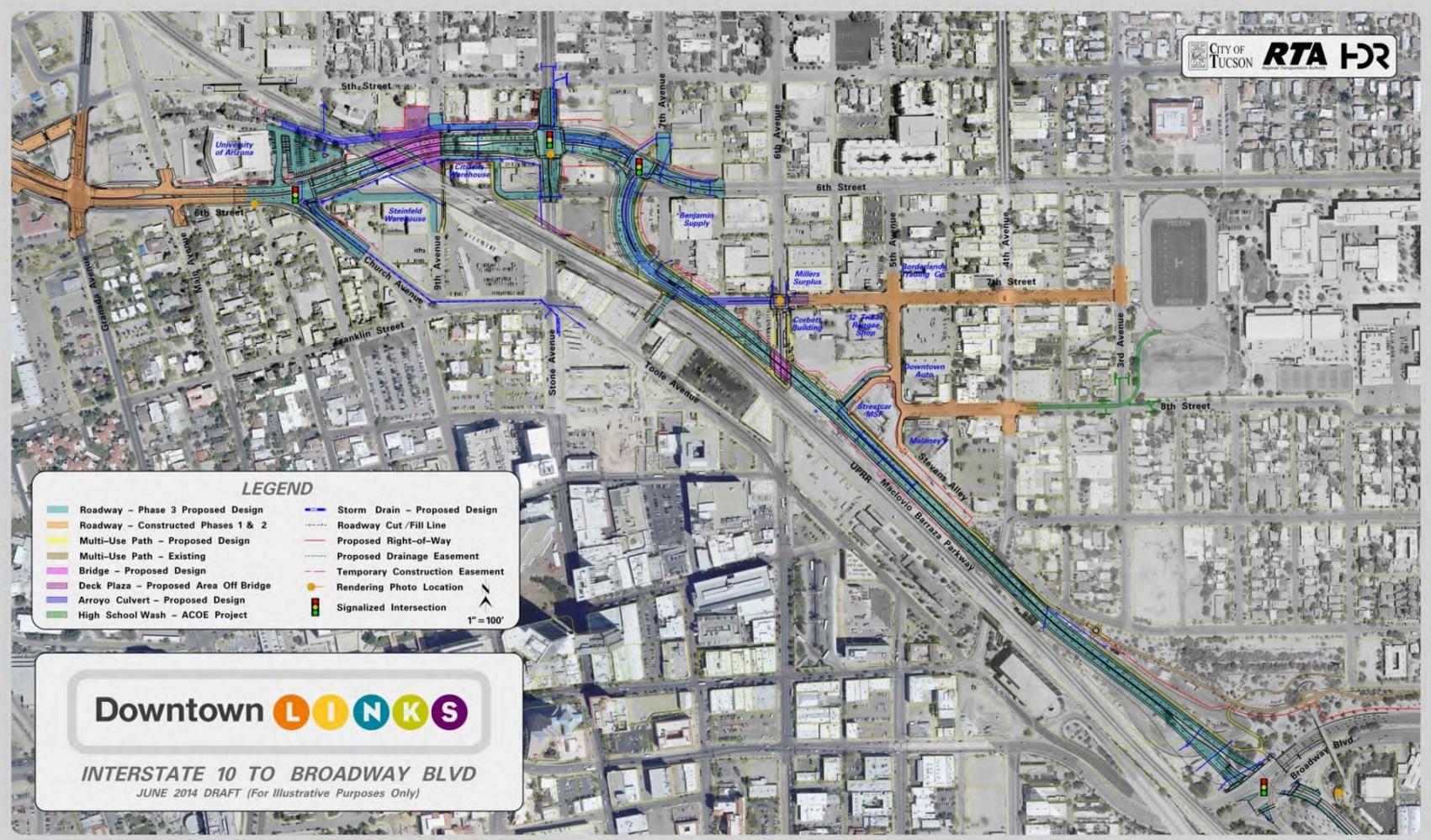
LEGEND

- 1. Toole Avenue Area
- 2. Warehouse Triangle Area
- 3. 4th Avenue Area
- 4. Iron Horse Area
- 5. Stone/Sixth Street Area
- Downtown Links Subdistrict
- Downtown Links Roadway (Under Construction)

SCALE: 1" = 1000'



Approved Alignment



LEGEND

Roadway - Phase 3 Proposed Design	Storm Drain - Proposed Design
Roadway - Constructed Phases 1 & 2	Roadway Cut / Fill Line
Multi-Use Path - Proposed Design	Proposed Right-of-Way
Multi-Use Path - Existing	Proposed Drainage Easement
Bridge - Proposed Design	Temporary Construction Easement
Deck Plaza - Proposed Area Off Bridge	Rendering Photo Location
Arroyo Culvert - Proposed Design	Signalized Intersection
High School Wash - ACOE Project	

1" = 100'

Downtown LINKS

INTERSTATE 10 TO BROADWAY BLVD

JUNE 2014 DRAFT (For Illustrative Purposes Only)

Phase III: Church to Broadway

General Design Update

- **90% Construction Design Package (PS&E) Complete**
 - 90% PS&E was submitted to TDOT on September 12, 2014
 - Currently under review by City of Tucson Staff
 - Presented to Mayor and Council in December, 2014
- **Union Pacific Railroad (UPRR) Coordination:**
 - UPRR received 6th Street/UPRR underpass 100% plans (90% TDOT) on October 3, 2014
 - Coordination meeting scheduled with UPRR in October 2014
- **Ongoing Utility Coordination:**
 - 90% Sewer modification plans submitted to Pima County RWRD in October 2014
 - 90% Water modification plans submitted to Tucson Water in October 2014
 - Ongoing coordination with private utilities such as TEP, Century Link, etc.
 - **Century Link relocations will commence in early 2015**

Phase III: Church to Broadway

Next Steps:

- **Public Art:**
 - Continue Artist Selection Process
 - Coordinate with Design Artists for retaining wall aesthetics
- **90% Construction Design Package Submittal:**
 - Currently under review by City staff
- **Property Acquisitions:**
 - Real Estate has begun working with impacted property owners
 - 85718, www.tierra-row.com
- **Business Outreach:**
 - MainStreet Business Assistance Program will work with affected businesses
 - www.mainstreetinfo.org for more information



Downtown Link Sub-district Basics

- Form-based code-style standards (tables with graphics)
- Sub-district divided into five Areas some with nine distinct Sub-areas
- Design standards apply to nine Sub-areas and one Area (Warehouse Triangle)

Building placement

Building height

Open space

Building massing

Parking



Downtown Links Areas and Sub-areas with Standards

- Toole Area
 - Toole Sub - Standards
 - UA Annex Sub- Standards
 - El Presidio Sub- Standards
- Warehouse Triangle Area- Standards
- Fourth Avenue Area
 - Fourth Avenue Historic Sub- Standards
 - Fourth Avenue Sub- Standards
- Iron Horse Area
 - Iron Horse Mixed Use Sub- Standards
 - Iron Horse Residential Infill Sub- Standards
- Stone/Sixth Area
 - Stone Sub- Standards
 - Sixth Street Sub- Standards



Changes in the October Draft



October IID Issues

- Downtown Links/Downtown Core - Parking
- Visual Access
- Stone/Sixth Area Visual Access
- Warehouse Triangle Area/El Presidio Sub- area Building Height
- Armory Park in an Iron Horse Sub-area
- Uses in the Downtown Links
- Group Dwellings as an M/C Special Exception in IID



Historic Preservation – Sec. 5.12.6.E

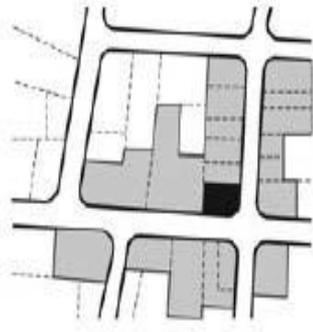
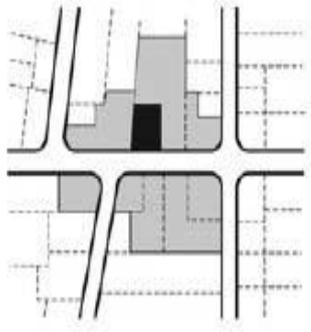
- Inside HPZ and IID– HPZ prevails.
- Development within an HPZ may use IID option if no de-listing occurs and only for underlying zone’s uses.
- Development next to HPZ boundary goes to Historic Commission for recommendation.
- Development next to an historic structure in or out of HPZ goes to Historic Commission for recommendation.
- Demolitions or de-listing may not use IID optional 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.
- Redevelopment projects must check with Historic Preservation Office on eligibility status of structure.



Adjacency

Adjacency – has a graphic that was based on the HPZ development zone. The new graphic clarifies the affected adjacent properties.

Previous



Current Proposal

■ Adjacent Properties

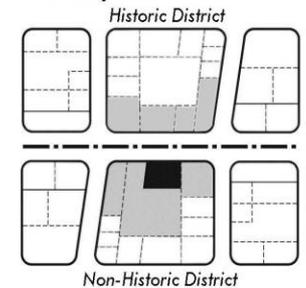
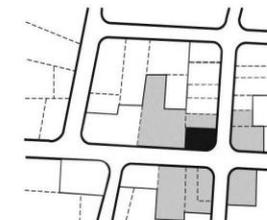
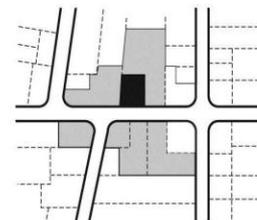
■ Subject Property

--- Historic District Boundary

Interior Lot

Corner Lot

Boundary Lot



Parking in the IID Draft

Current Parking-

- Greater – 25% reduction, lease off-site spaces, agreement with ParkWise, Individual Parking Plan for all GIIS uses.
- Downtown Core – No requirements

Under Consideration -

- 1. Waive all commercial and residential in D-Links and D-Core but with IPP for residential?
- 2. OR - Waive 60% commercial parking in D-Links and D-Core?
- 3. Require residential uses - one space per one unit in D-Links and D-Core or IPP?
- 4. Allow limited residential parking in public garage with City Manager approval?
- 5. Consider greater building height for public parking?

Issues -

- Resolve disparity between Downtown Links and Downtown Core parking. Leave GIIS as is.
- Streetcar Corridor surface parking lots are development opportunity areas.
- Need to plan for parking structures and reduce car storage in these areas.
- Residential Use - no public garages for residential uses - require a parking analysis, parking plan and vehicular reduction program.
- Commercial Use –with 60% reduction – allow on-site, leased off-site, ParkWise agreement or in-lieu-of fee per space.



Proposed IID Parking Standards in the DCS and DLS

- **GIIS** - GIIS still 25% reduction, IPP, off-site lease and, if practical, an agreement with ParkWise.
- **DLS and DCS** –
 - Commercial parking waive in DLS and DCS but supplied amount must adhere to design standards, adequate bicycle parking, arrangement with on-street parking, off-site leasing, accessible locations.
 - Residential parking require 1 space per unit and a vehicular reduction plan and must adhere to design standards. Or only require an IPP showing how ‘market rate’ parking would work.



IID Parking Agreement

- Allow **Special Agreement** - City considers a project to have significant economic development value for the Sub-district.
- Long-term residential parking – allow some percentage of long-term residential parking in a public garage.
- Surface lots - allow some parking in a surface lot where it is impractical to locate it elsewhere and not detrimental to surrounding properties and the City.
- Have special review by PDSD, Design Professional, and ParkWise/TDoT
- Have approval by the City Manager.



Changes to Design Review Committee and Neighborhood Involvement

- Clarify IID Design Review Committee quorum modeled on Main Gate District standard. Sec. 5.12.6.I
- Applicant is required to give periodic updates on the development to affected neighborhood associations. Sec.5.12.6.B



Minor Changes to the IID Draft

- Section 5.12.1 *Purpose* – reflects historic preservation and promotion of compatibility with existing surroundings.
- Section 5.12.2 *Establishment* – Minor clarification on mandatory and optional provisions.
- Section 5.12.4 *Applicability* – Clarification that ‘change of use’ clarification for Rio Nuevo Area noting that when not using the optional IID zoning the current Rio Nuevo provisions apply.
- Section 5.12.7 *Mandatory Rio Nuevo Area Standards* – Clarification for Rio Nuevo reviews that Design Review Board continues to review applications not using optional IID zoning.



IID Draft – Sections 5.12.(8 thru 16)

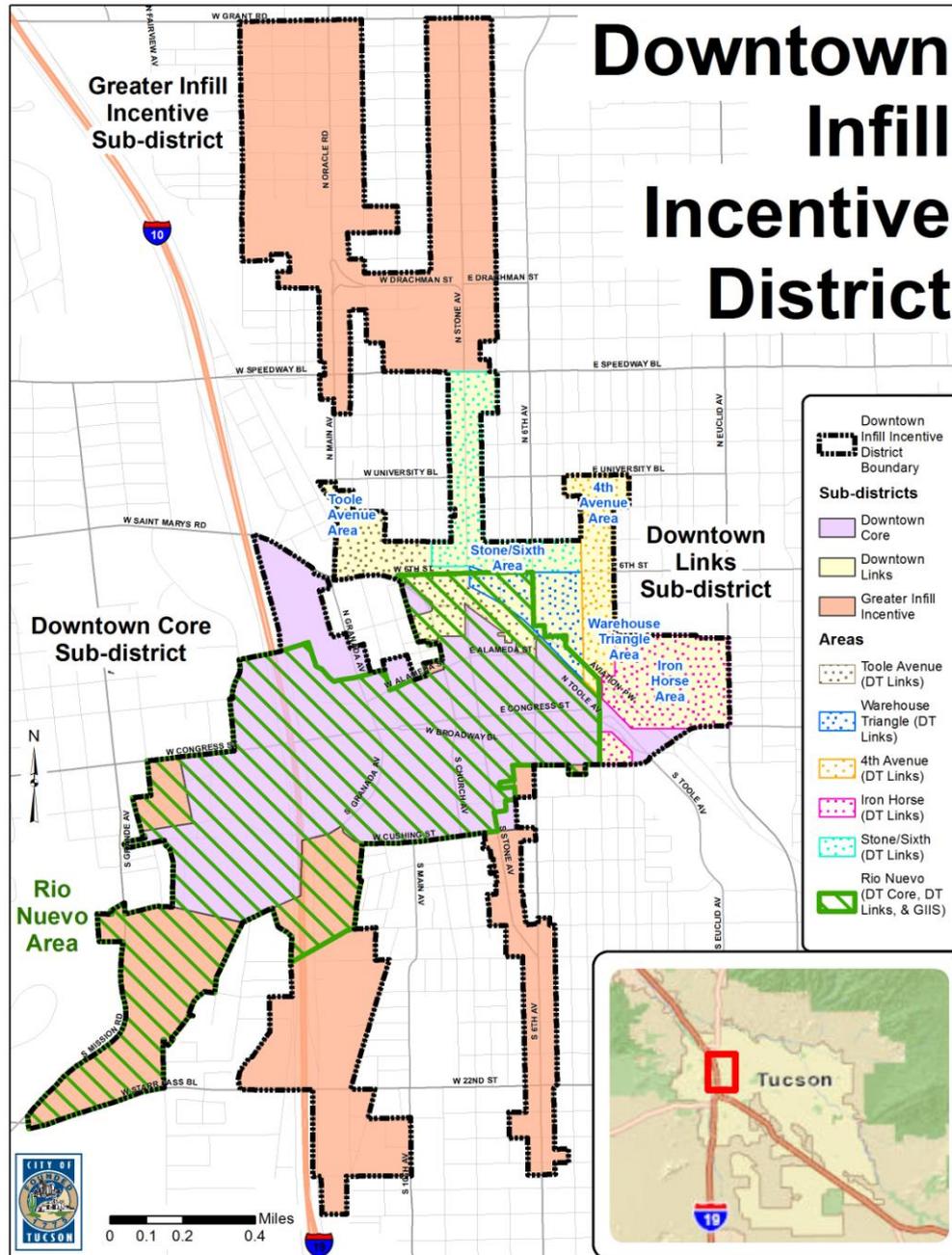
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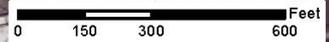
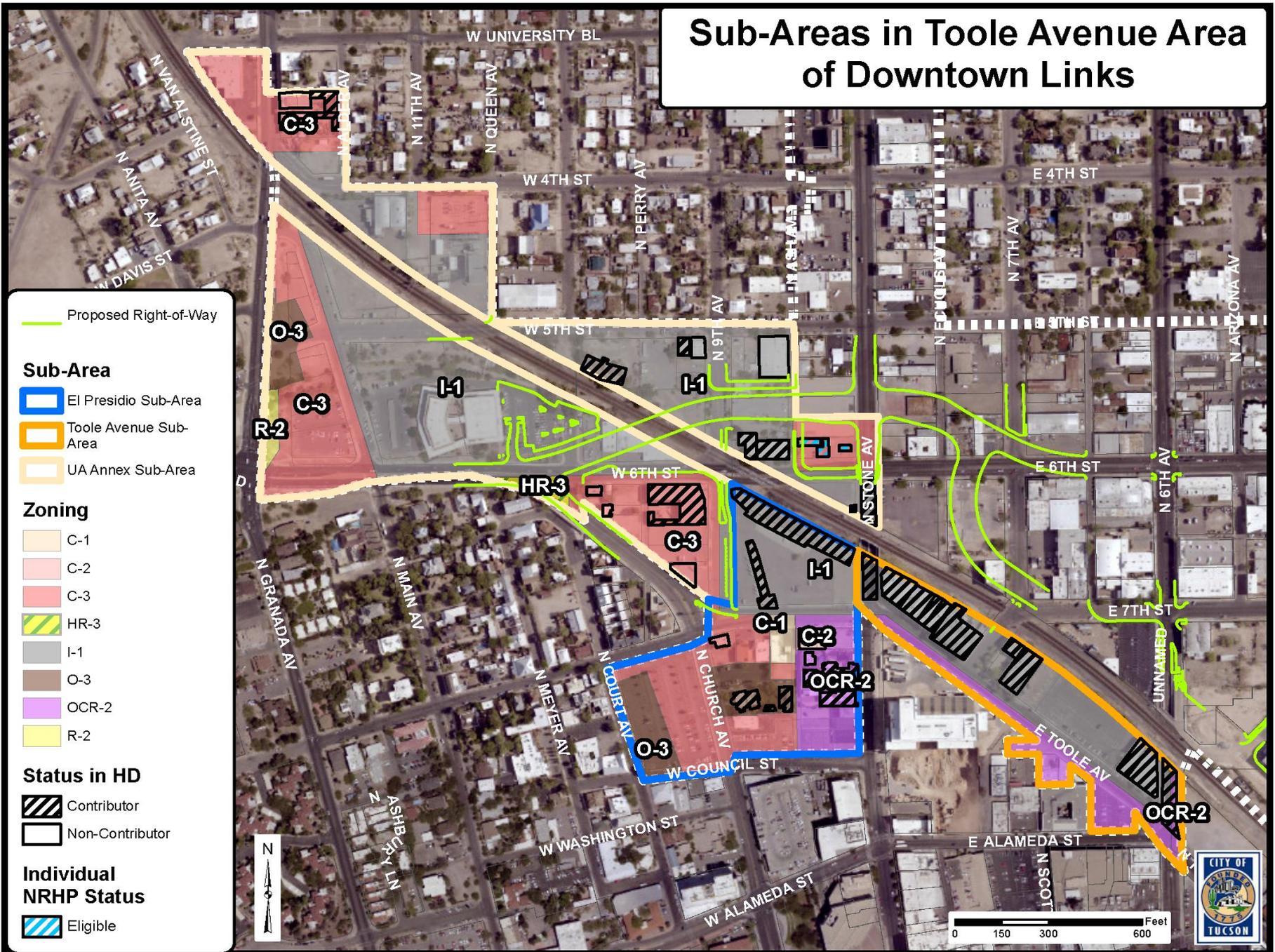
IID Maps



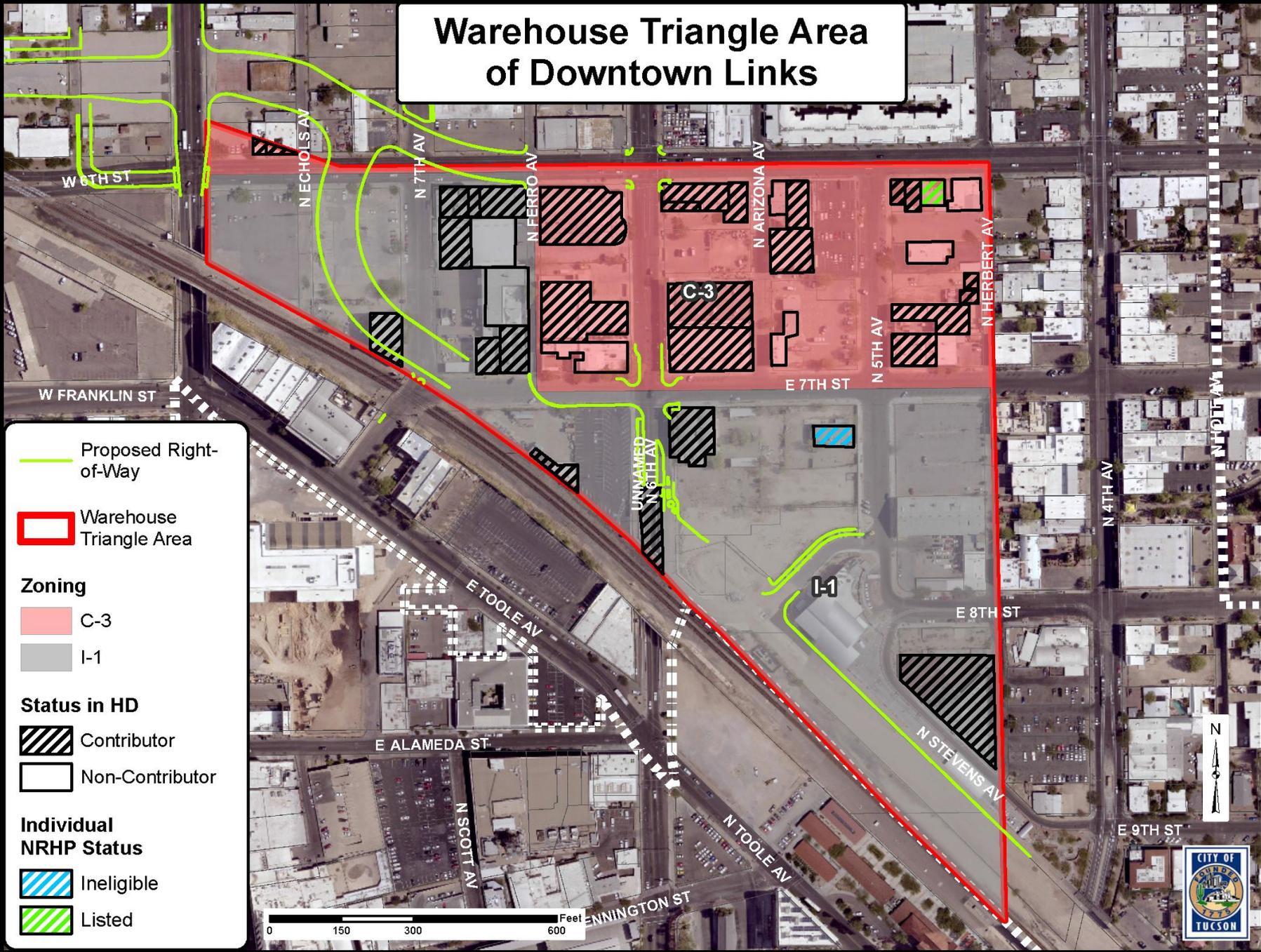
Downtown Infill Incentive District



Sub-Areas in Toole Avenue Area of Downtown Links



Warehouse Triangle Area of Downtown Links



Proposed Right-of-Way
 Proposed Right-of-Way

Warehouse Triangle Area
 Warehouse Triangle Area

Zoning

- C-3
- I-1

Status in HD

- Contributor
- Non-Contributor

Individual NRHP Status

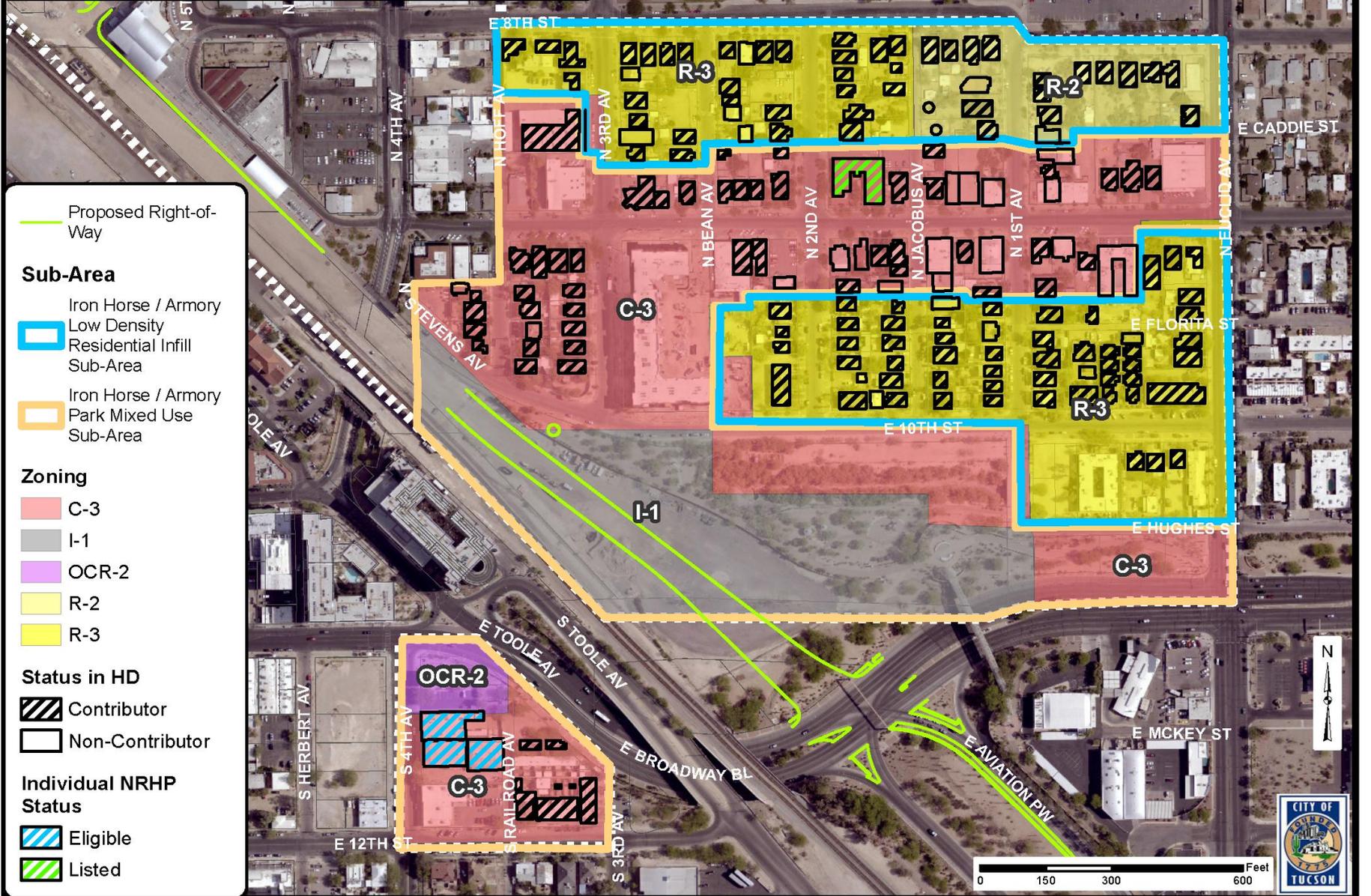
- Ineligible
- Listed



Sub-Areas in Fourth Avenue Area of Downtown Links



Sub-Areas in Iron Horse Area of Downtown Links



Proposed Right-of-Way

Sub-Area

- Iron Horse / Armory Low Density Residential Infill Sub-Area
- Iron Horse / Armory Park Mixed Use Sub-Area

Zoning

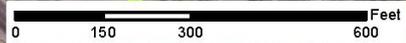
- C-3
- I-1
- OCR-2
- R-2
- R-3

Status in HD

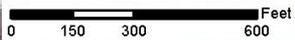
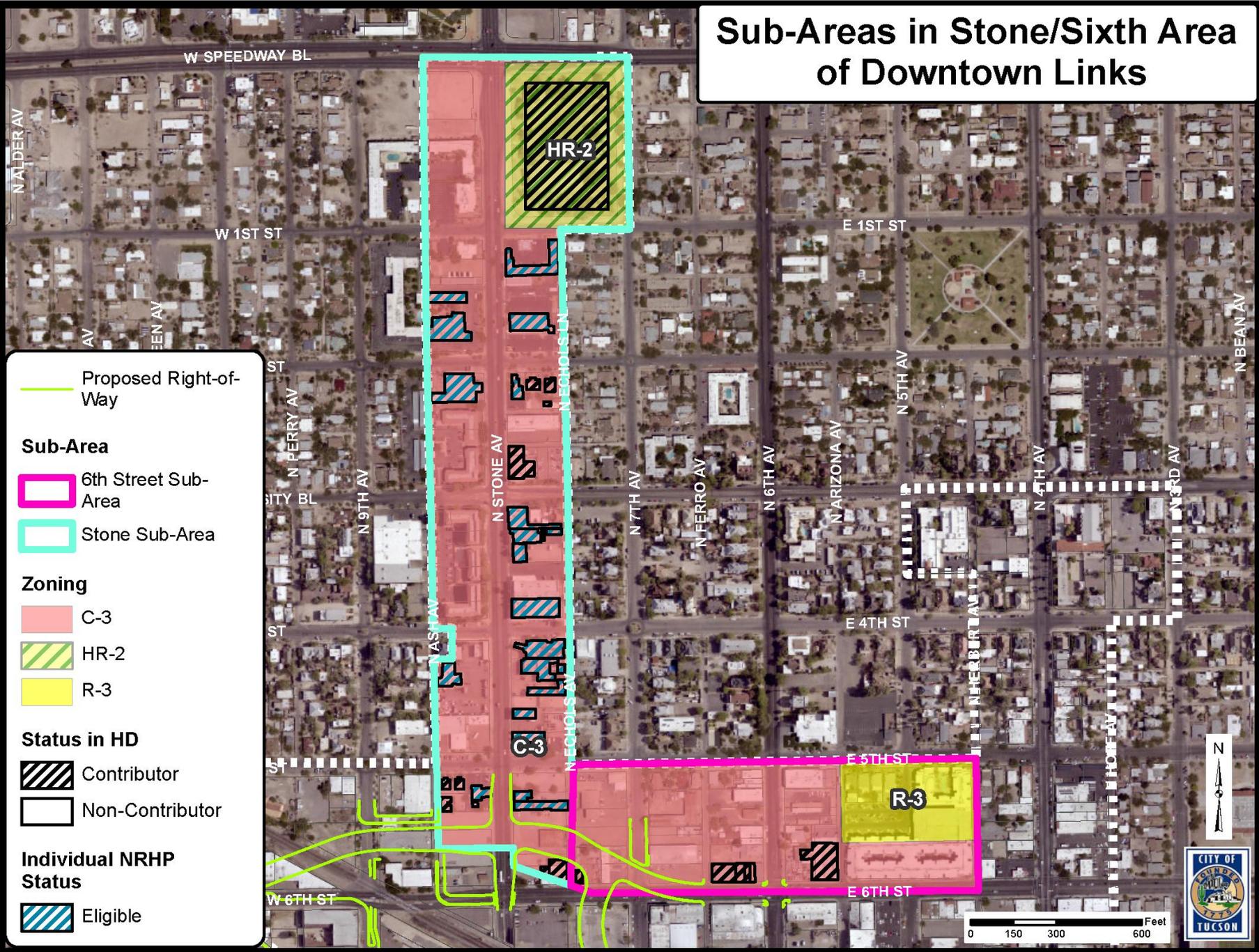
- Contributor
- Non-Contributor

Individual NRHP Status

- Eligible
- Listed



Sub-Areas in Stone/Sixth Area of Downtown Links



Next Steps

- October 27 to – Additional small group meetings as needed
- November 13 – Neighborhood meeting in IID area
- November 19 – Study Session on IID Draft
- December 3 – Commission public hearing on IID item
- January – M/C pubic hearing on IID item
- January 31, 2015 - Current IID version sunsets

