

Downtown Area Infill Incentive District

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
- Work with the Streetcar Land Use Plan consultant team to ensure consistency with streetcar corridor planning
- Look to not create redundancy with other overlays such as the proposed Downtown Links overlay and IID as is practical

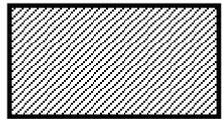
IID Section Titles

- 5.12.1 Purpose
- 5.12.2 Establishment
- 5.12.3 Applicability
- 5.12.4 Greater Infill Incentive Subdistrict
 - Modification of Development Requirements
 - General
 - Exceptions
 - GIIS Land Uses
- 5.12.5 Downtown Core Subdistrict
- 5.12.6 Design Standards
 - Streetscape Design
 - Development Transition Standards
 - Alternative Compliance
 - Utilities
- 5.12.7 IID Plan Requirements
- 5.12.8 Review and Approval Procedures
- 5.12.9 IID District Termination
- 5.12.10 Illustrative Map

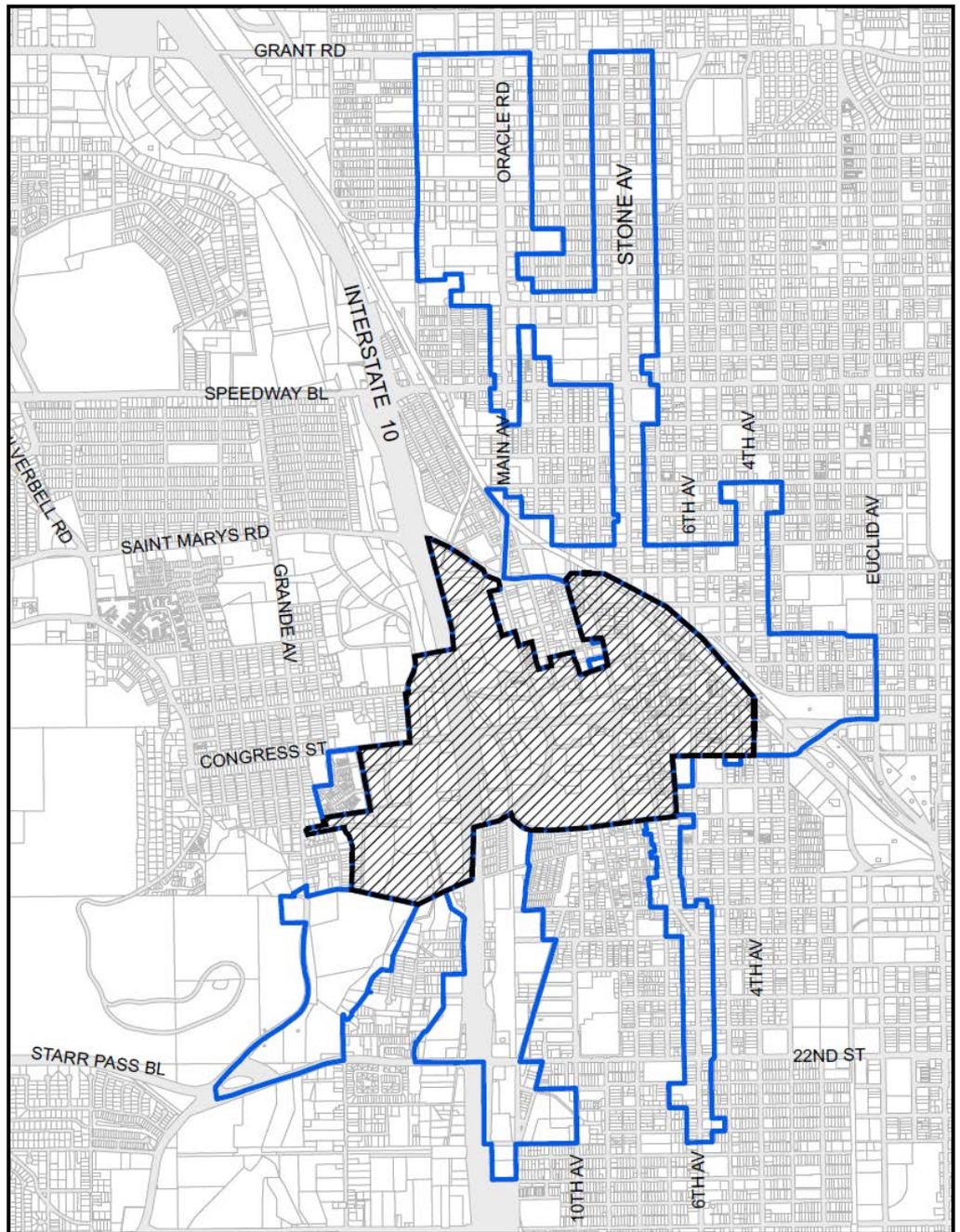
Downtown Area Infill Incentive District Boundaries



Greater Infill
Incentive Subdistrict



Downtown Core
Subdistrict



GIS Modification of Development Requirements

- Development requirements may be modified:
 - General 25% of Code sections on dimensions, parking, loading, landscaping,
 - Cannot be used to alter Native Plant Preservation,
 - Exceptions ‘to extent specified’-
 - building height,
 - street yard,
 - parking,
 - loading solid waste,
 - landscaping,
 - pedestrian access.

Minor and Major Projects – Use limits

- 5.12.4.D.1 proposed use shall be permitted by the underlying zone;
- 5.12.4.D.1 Proposal must be one of a limited group of uses that are considered pedestrian-oriented;
- 5.12.4.D.2 PDSD director may allow a use not on the list that is determined to be pedestrian-oriented;
- 5.12.6.A.1.e Parking areas may not be in front, but the side, rear or a structure are okay.

Major and Minor Projects - Applicability

- Change of use
- Expansion of an existing use or structure,
- New development or redevelopment,
- Historic buildings must be kept in tact,
- Applicable Design Standards apply,
- IID Plan application requirements apply,
- No size (height, square footage) limits,
- No adjacency limits (transition mitigation applies on property lines).

Major and Minor Reviews in the Main Gate UOD

- *Design Review Committee reviews*
 - Greater than three stories
 - Adjacent to Speedway, Euclid or in Area 1
- *Design Professional reviews only*
 - Both three stories and less and outside the specific geographic areas noted above

IID Projects up to the Present

IID MDR PROJECT INFORMATION

6/28/2013 jh

MODIFICATION OF DEVELOPMENT REGULATIONS (MDRS) GRANTED

PROJECT NAME	ADDRESS/ ZONING	DESCRIPTION	NEW OR EXISTING BUILDINGS	NEAR SFR	STATUS	PARKING	SETBACKS	BLDG HT	WASTE COLLECTION/ LOADING	LANDSC/ SCR	OTHER MDRS (✓) AND MISC
GREATER INFILL INCENTIVE SUBDISTRICT											
The District	550 N 5 th Ave. C-3/R-3	5-story student housing	New	Adjoining & Adjacent ¹	Completed, in use	Fully parked per code	✓	✓	✓ loading	✓	✓ FAR (floor area ratio) Surrounded by National Register and <i>Pending</i> National Register Districts and HPZ ²
Junction at Iron Horse	504 E 9 th St. C-3/R-3	4-story student housing	New	Adjoining & Adjacent	Construction imminent	✓ IPP (Individual Parking Plan)	✓		✓ refuse collection		Ironhorse Expansion Nat'l. Register District
201 N. 4 th	201 N 4 th Ave. C-3/I-1	Restaurant/bar	Incorporate historic buildings and expand	½ block	Construction imminent	✓ Agreement with ParkWise	✓ (existing bldg.)				Warehouse Nat'l. Register District
Che's Lounge	350 N 4 th Ave. C-3	patio expansion	Existing	1 block	Completed, in use	✓ Agreement with ParkWise			✓ both	✓	<i>Pending</i> 4 th Ave. Nat'l. Register District
Sky Bar	536 N 4 th Ave. C-3	patio expansion	Existing	Adjacent	Not built	✓ (25% or less)					✓ onsite PAAL width (parking area access lane) <i>Pending</i> 4 th Ave. Nat'l. Register District
Five Points	747-749 S 6 th Ave. HC-3	2-story retail and commercial	New	Adjacent	Not built; new proposal for Farmer's Market submitted in 2012	✓			✓		✓ encroachment into SVT (sight visibility triangles) Armory Park Nat'l. Register District & HPZ

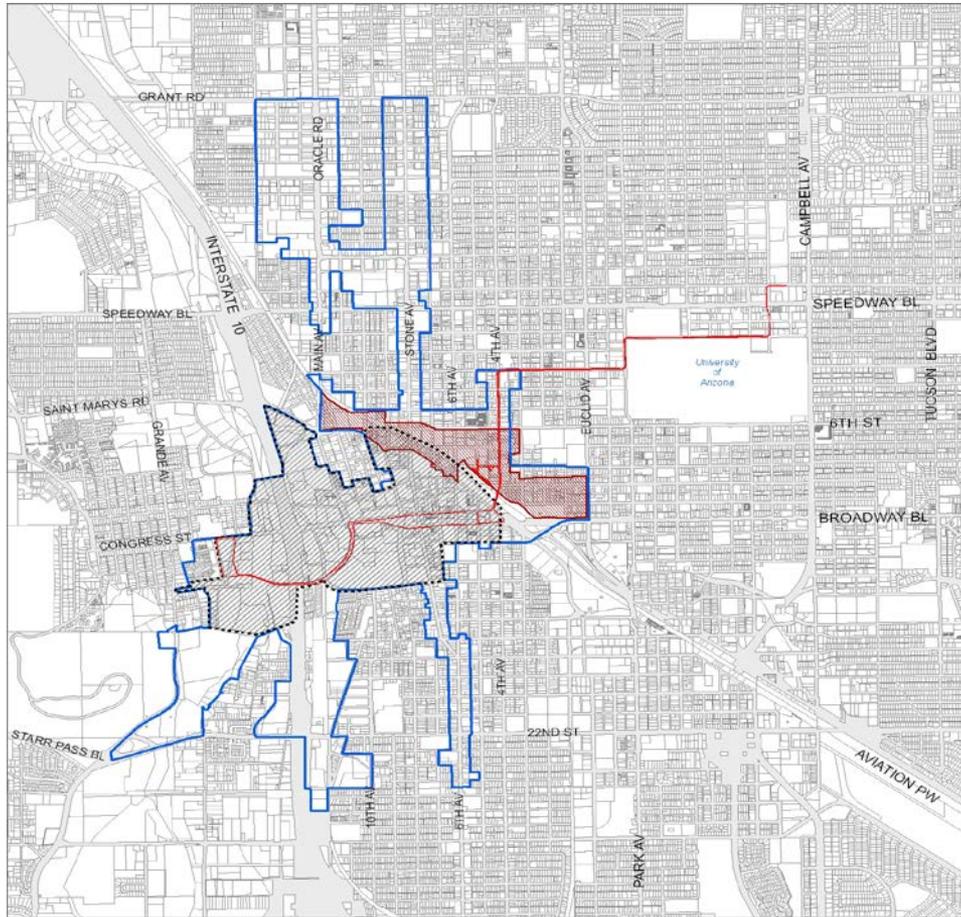
Development Review Summary

- Applicant meets with staff at a pre-submittal meeting to understand zoning and development requirements;
- Applicant elects to use IID MDR process & meets with staff to discuss;
- 300' notice procedure is required- Applicant orders mailing list and holds neighborhood meeting;
- Applicant submits development package PDSD refers applicant appropriate reviewers (TDOT, Environmental Services, Historic Preservation, etc);
- Per 300' notice procedure—public comment notice sent, director's notice of decision sent, Director makes final decision, M/C appeal procedure available);
- Review per Mandatory Timeframe Policy (SB 1598/HB 2443).

300' Notice Procedure Summary

- Neighborhood meeting notice is sent to property owners within 300 feet, and neighborhood associations within 1 mile of site;
- Applicant makes presentation at a noticed neighborhood meeting;
- Applicant submits MDR application with neighborhood meeting minutes;
- Staff notifies neighbors: MDR application has been submitted, 20-day comment period
- Director makes decision
- PDSD mails property owners within 300' and applicable neighborhood associations;
- Applicants, neighbors may appeal decision to M&C.

Downtown Area Infill Incentive District



2006 – IID adopted

2009 - Modification of Development Requirements process adopted

2010 – Greater Infill Incentive Sub-district and Downtown Core Sub-district created

2013 – Mayor and Council give direction for revision effort

- Streetcar Route
- Downtown Core Subdistrict
- Greater Infill Incentive Subdistrict
- Downtown Links Overlay





Modern Streetcar Infill Opportunities

H:\Jim\Projects\Joanne\Hershorn\StreetCar\Car\Parcels_11x17.mxd

Legend

- Modern Streetcar
 - Quarter Mile Focus Area
 - UA Campus Planning Area
 - City Owned Parcels (excluding parks)
- ### Infill Areas
- Greater Infill Incentive Subdistrict
 - Downtown Core Subdistrict
 - Main Gate District
 - Downtown Links Urban Overlay (proposed)

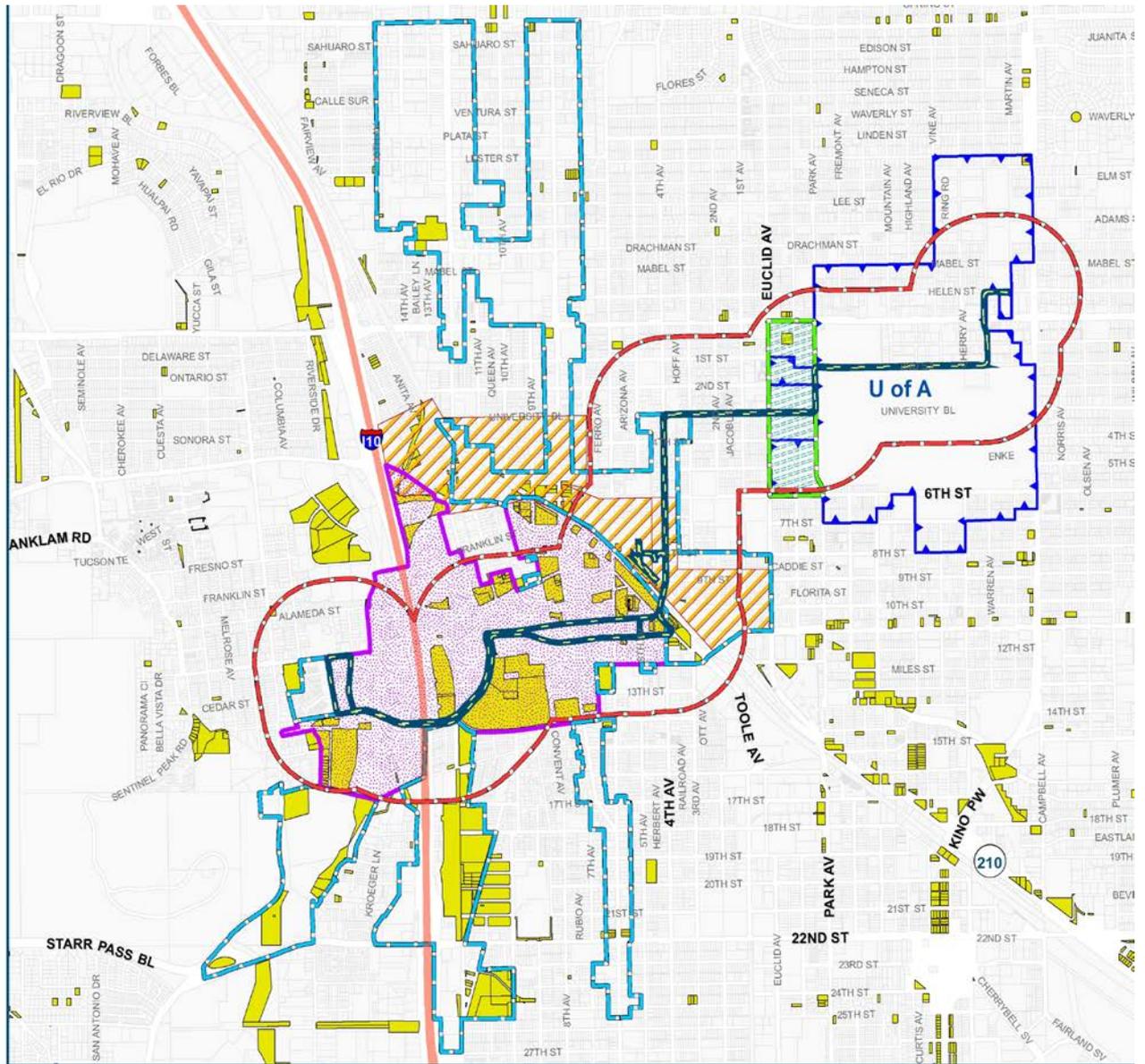


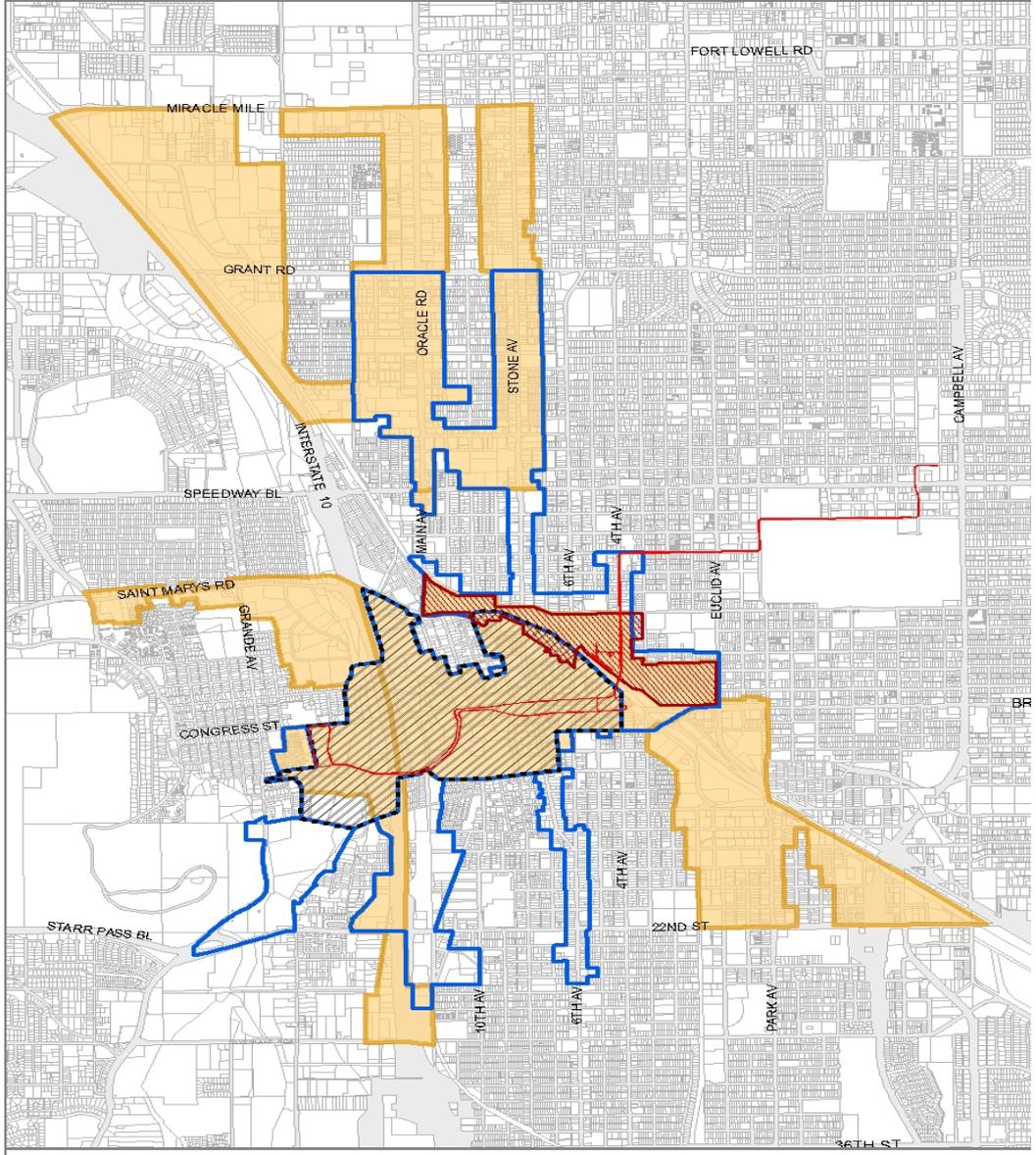
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Miles

Jim Robinson Date: 1/23/2012

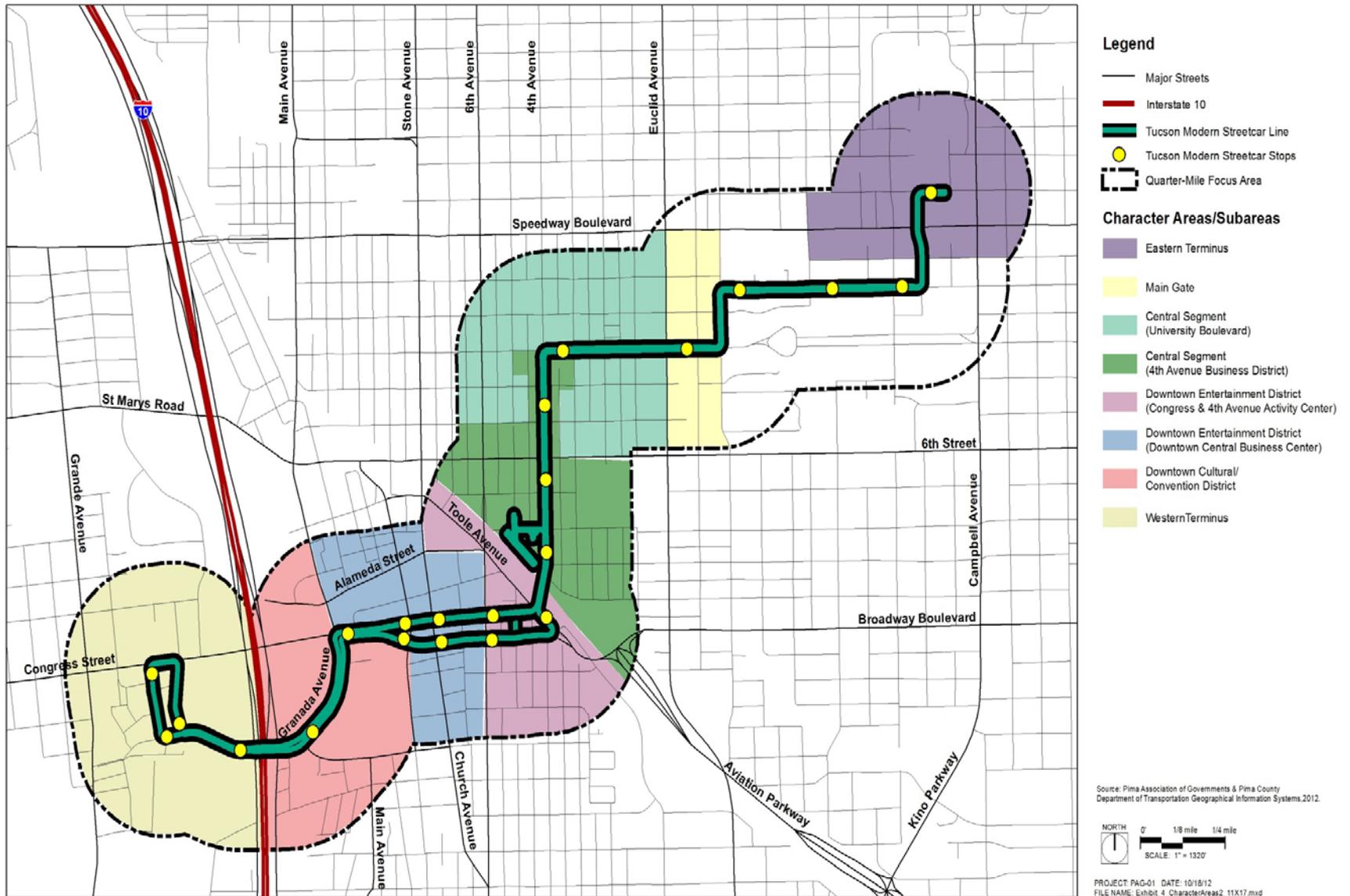


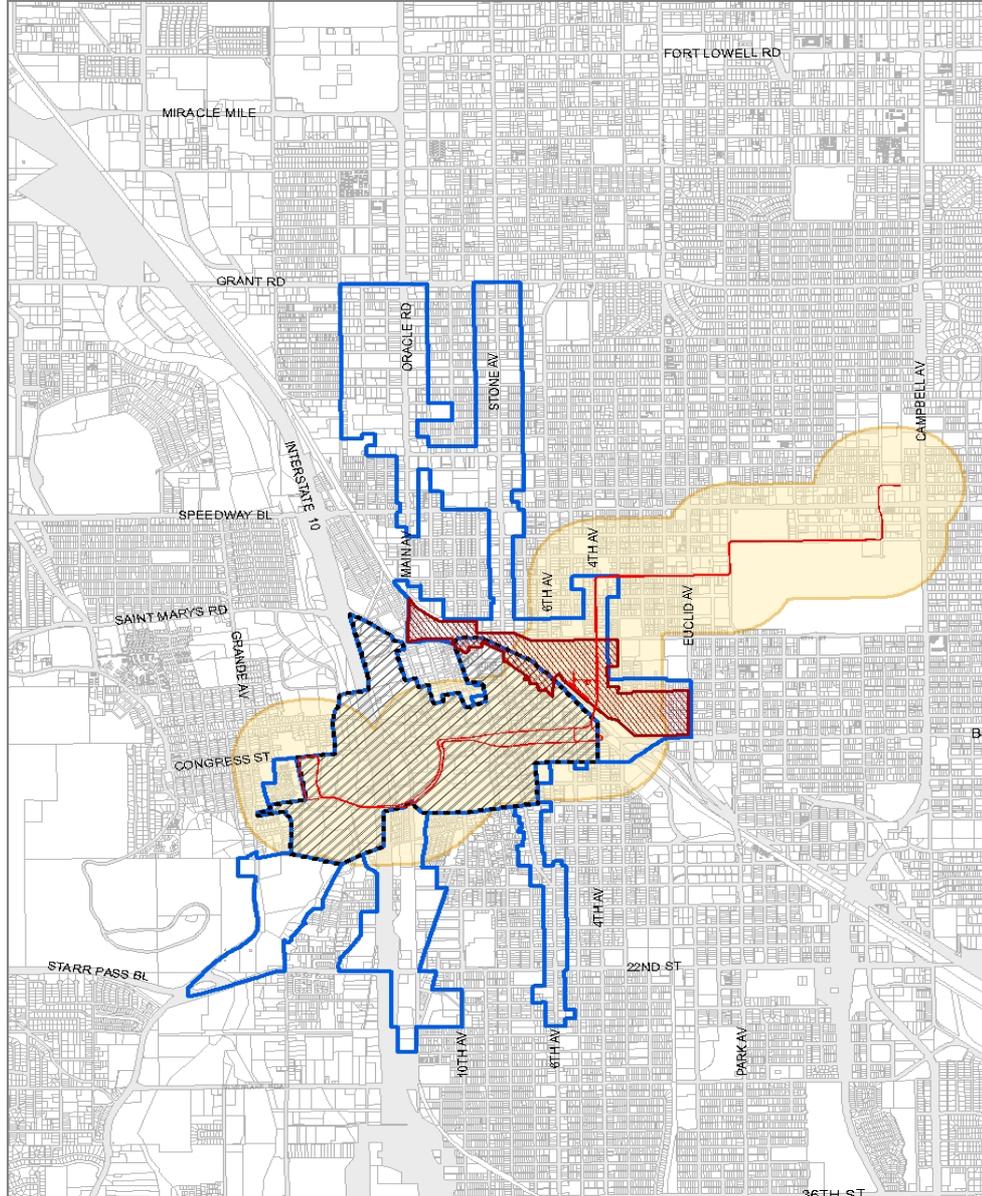


-  Downtown Links Overlay
-  Downtown Core Subdistrict
-  Greater Infill Incentive Subdistrict
-  Proposed Redevelopment Plan
-  Streetcar Route



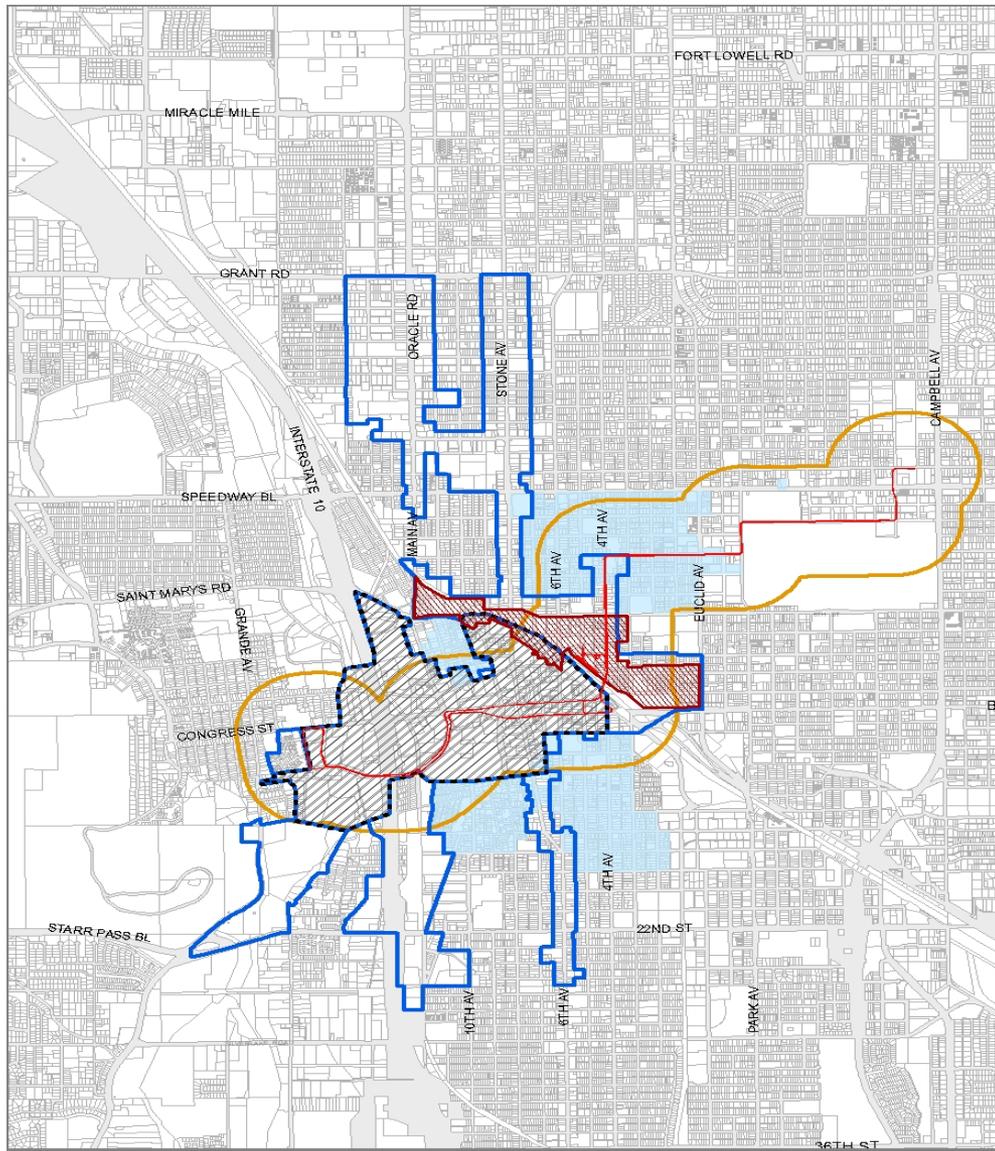
Streetcar Land Use Plan Study Area





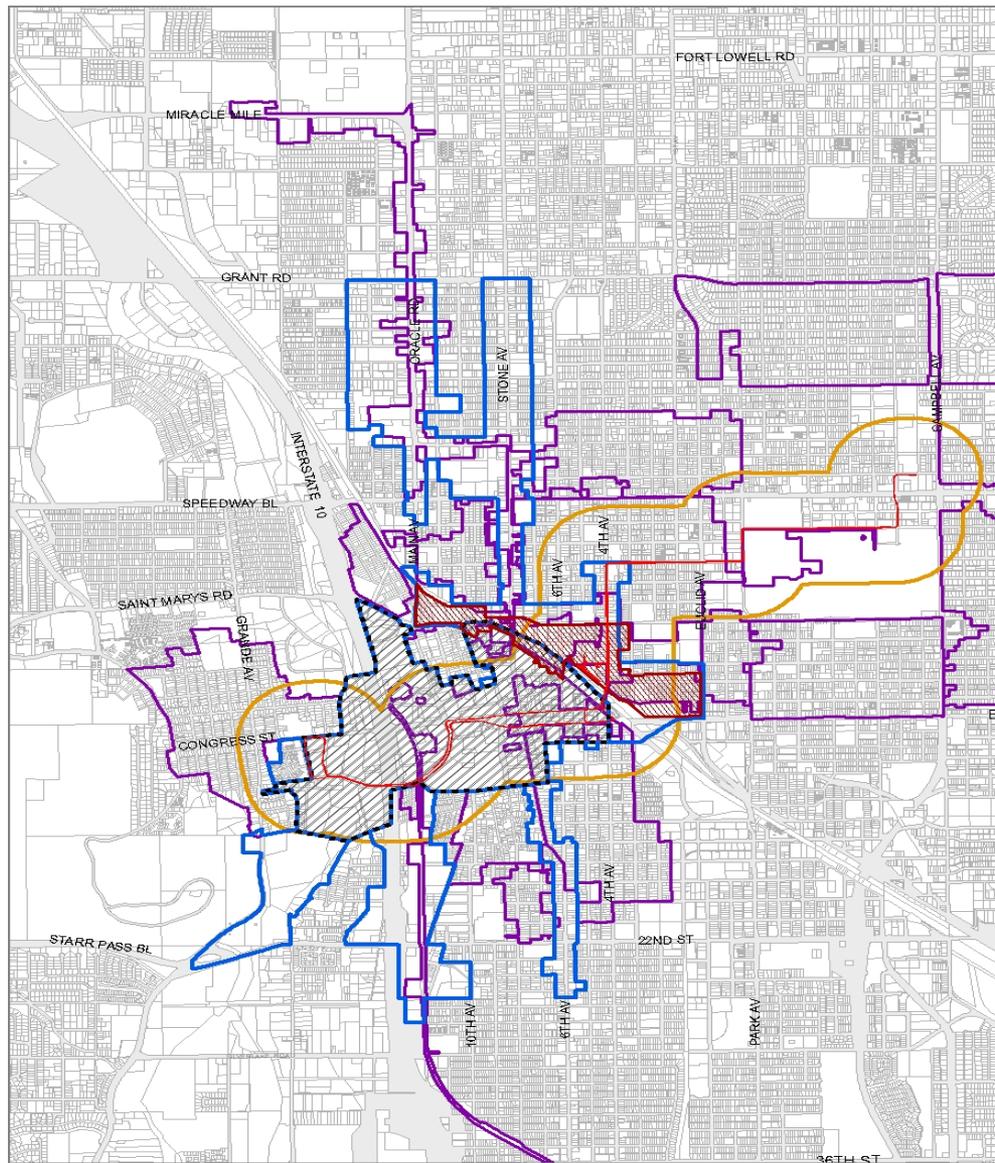
-  Downtown Links Overlay
-  Downtown Core Subdistrict
-  Greater Infill Incentive Subdistrict
-  Streetcar Route
-  Streetcar Land Use Study Area





- Streetcar Route
- Downtown Links Overlay
- Downtown Core Subdistrict
- Greater Infill Incentive Subdistrict
- Streetcar Land Use Study Area
- Historic Zones





- Streetcar Route
- Downtown Links Overlay
- Downtown Core Subdistrict
- Greater Infill Incentive Subdistrict
- Streetcar Land Use Study Area
- Historic Districts



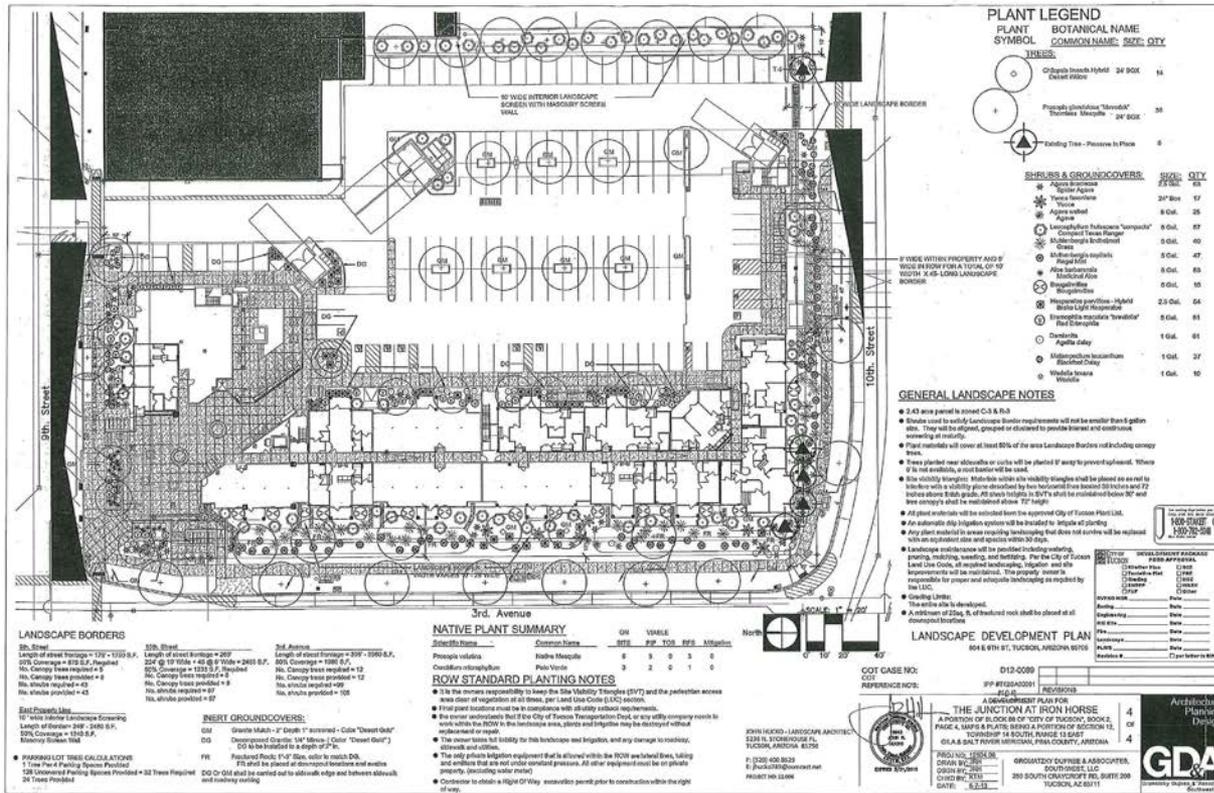








JUNCTION AT IRON HORSE



MDR Plan May 15, 2013
 J. Johnson

Architectural Services Design

GDA
 GDA Group, Inc.
 200 SOUTH WILSON AVENUE, SUITE 200
 TUCSON, AZ 85711

THE JUNCTION AT IRON HORSE

A PORTION OF A BLOCK IN THE CITY OF TUCSON, SOOK 2, PAGE 4, MAP 6 PLATS, BEING A PORTION OF SECTION 12, TOWNSHIP 18 SOUTH, RANGE 13 EAST, G.L.A. & L.P. 1918, ORIGINAL PLAN, CANTON, ARIZONA.

PROJECT NO: 100-000000
 DATE: 5.15.13

DESIGNED BY: [Signature]
 CHECKED BY: [Signature]



Iron Horse Neighborhood - area plan for the Junction



Perspective - Junction @ 3rd Ave. and 9th Street

Architecture
Planning
Design
GDA
Gromatzky Dupree & Associates
Southwest LLC
250 South Craycroft road
Suite 200
Tucson, AZ 85711

Junction @ Iron Horse Neighborhood



Perspective - Junction @ 3rd Ave. and 9th Street

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Junction @ Iron Horse Neighborhood



Perspective: architectural treatment based on neighborhood examples

Motion by Mayor and Council

March 19, 2013 - Revising the IID

- *It was moved by Council Member Uhlich, duly seconded, and CARRIED by a voice vote of 7 to 0, to direct staff to convene with the Planning Commission (PC) and a designated subcommittee of the PC to pursue a public process of review and to return with recommendations to the Mayor and Council with any recommended adjustments.*

Session

- KU – We have IID lessons learned and worth revisiting
- KU – Not meant to start back at ‘day one’
- SK – Strengthen protections in the process
- SK – Do not ‘throw baby out with bath water’
- RR - Received plenty of input during streetcar planning process – would like to see what it has to share
- RR - Need to hear every side but hate to abandon a re-investing tool and change back to how it used to be
- RR –We need to continue working at getting better
- KU- Concerned about coming to an agreement that means nothing
- KU – Concerned about reaction that anything that means change is rejected even if handled better this time
- M – Consider rolling IID revisions into same process with streetcar land use plan
- SK – Information coming from Streetcar Land Use Plan (SLUP) should be passed on to the subcommittee since SLUP consultants already are incorporating input from stakeholders
- SK We have to retain flexibility in zoning but cannot remove protection just to achieve flexibility – ‘We’ve got to find a balance’
- SK – We’re not interested in pushing back to day one
- PC – Don’t want to work backwards on this item
- PC – 90% of the issue is with student housing projects – it is one of the major issues we’re going to address – one project soiled the process but we have some successes too

CM Kozachik/Uhlich Memo 2-20-2013

- **“Indeed the IID provisions leave no Mayor and Council approval requirement, and beyond the single neighborhood association meeting, no further review or negotiation is required under the IID.”**
- **“We have seen loosely made commitments by development companies during plan review fail to come to fruition after C of O. We have seen commitments made by ownership groups fail to transfer to new owners when the property is sold.”**

CM Kozachik/Uhlich Memo – 2-20-13

- **“And we have seen the City move slowly on addressing safety concerns that became evident only after development was completed and residents arrived.”**
- **“We believe it's time to revisit the terms of the IID with an eye towards giving a more proactive voice to the concerns of surrounding residents, and towards putting legally binding language into the terms and conditions of agreements made during plan review and the permitting process.”**

CM Kozachik/Uhlich Memo – 2-20-2013

- **“We are sensitive to the often repeated charge that it is difficult to work through the City bureaucracy. We reject that charge and applaud the PDSD staff for their work in support of the community.”**
- **“And yet we also recognize the need to revisit the terms of the IID with the intention of ensuring the community is protected from inappropriate development and from the irresponsible management of properties once they have been built.”**