



MEMORANDUM

DATE: August 14, 2013

TO: Planning Commission

FROM: 
Ernie Duarte, Director
Planning and Development
Services Department

SUBJECT: Infill Incentive District (IID) Subcommittee - Background Materials.

The IID Subcommittee has held four public meetings up to now. There are two more scheduled in September for the 9th and the 23rd. Attendance at the meetings has been on average about 15 people.

The Legislative Action Reports (LAR) are attached to allow the Commission to get a general view of some of the topics discussed. Staff has also attached the July 22 draft LAR which has not been approved yet by the subcommittee.

At the July 22nd meeting, there was discussion regarding having community stakeholders participate in the revision process as more than just members of the public meeting audience.

If those members become members of the Commission's subcommittee, they must be appointed by the full Commission per UDC Section 2.2.3 *Planning Commission* and Section III.I *Subcommittees of the Rules of Procedure of the Planning Commission*.

The attached background materials are listed below. The materials include names mentioned as potential subcommittee members as well as correspondences received from community members interested in becoming members of the subcommittee.

The background materials are as follows:

- March 19, 2013 Mayor and Council Study Session Verbatim Minutes
- Legal Action Reports from May 28, June 17, July 1 and 22 (draft), 2013
- IID Maps
- Composite Powerpoint of all the Powerpoints Presented to Date

- UDC § 2.2.3.B.6 Subcommittees
- Rules of Procedure of the Planning Commission § III.I Subcommittees
- Current List of Interested Stakeholders

Item #2. In-Fill Incentive District Discussion
Tucson Mayor and Council Meeting 03/19/13

COUNCIL MEMBERS PRESENT:

Mayor Jonathan Rothschild
Regina Romero, Ward 1
Paul Cunningham, Ward 2
Karin Uhlich, Council Member Ward 3
Shirley C. Scott, Council Member Ward 4
Richard J. Fimbres, Council Member Ward 5
Steve Kozachik, Council Member Ward 6

STAFF:

Richard Miranda, City Manager
Mike Rankin, City Attorney
Roger Randolph, City Clerk

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1 MAYOR ROTHSCHILD: I'm gonna move on to Item 2, In-
2 Fill Incentive District. It's scheduled for 45 minutes. I
3 don't know that it will take that long, but Council Members
4 Uhlich and Kozachik have requested a discussion regarding the
5 In-Fill Incentive District. I'll start with Council Member
6 Uhlich.

7 COUNCIL MEMBER UHLICH: Thank you, Mr. Mayor. When we
8 initially adopted the IID, we had planned on review at the end
9 of 2015. However, I think that Staff and the community and
10 probably all of us would agree that we've had some lessons
11 learned already, some projects that are worth looking at and
12 reviewing, and that it makes sense to take the opportunity to

1 have a review of this.

2 And so Council Member Kozachik and I have been
3 discussing what might be some good next steps to take with Staff
4 and the community to make sure that we're on the right track,
5 and to learn as we go and implement those lessons sooner rather
6 than later. So I'll turn it over to Council Member Kozachik.

7 COUNCIL MEMBER KOZACHIK: Karin laid it out pretty
8 well. We have the sunset date. Everybody who's watched the
9 process unfold knows that we've got some tweaking that we can,
10 we can do. There has been an over-reaction, I must say, to even
11 bringing the proposal forward because people are concerned that
12 we're wanting to throw the whole thing out. Nobody wants to do
13 that. We want to keep the incentives in place.

14 What we want to make sure that we do, though, is to
15 perhaps strengthen the, the protections that are built in in
16 terms of process so that during the, for instance, the Main Gate
17 District has a Design Review Committee that has design
18 professionals involved that serve as sort of a buffer between
19 the residents and the final product that comes out of Staff.

1 The Planning Commission has got the ability to reform
2 an IID Subcommittee that can take a look at this and then bring
3 back proposals to us just as one suggestion. But I don't think
4 anybody at this table wants to micro-manage this and say,
5 "Here's what we want."

6 But we want the people who initially drafted this to
7 say, "All right. We've done eight or nine projects. Here's
8 how they work and here's how they didn't work. How can we do
9 this midstream correction without throwing the whole baby out
10 with the bath water?"

11 MAYOR ROTHSCHILD: So is the - what is the direction
12 we're looking to send to Staff specifically?

13 COUNCIL MEMBER UHLICH: I think we want to give just a
14 brief opportunity for Ernie and Jim to comment on the contents
15 of the item, and then I think we would suggest that we refer
16 this with Staff to the Planning Commission to form the In-Fill
17 Subcommittee, and provide a good process for review with the
18 community and Staff and bring back any recommendations.

19 MAYOR ROTHSCHILD: Okay. Mr. Duarte?

Item #2. In-Fill Incentive District Discussion
Tucson Mayor and Council Meeting 03/19/13

1 MR. DUARTE: Thank you, Mis- -- thank you, Mr. Mayor,
2 Members of the Council, Council Members Uhlich and Kozachik.

3 Yes. The In-Fill Incentive District has been in place since
4 2009. And I apologize that I don't have a map to, to show you,
5 but I'm gonna describe it in very general geographic terms.

6 It incorporates the, the downtown area with tentacles
7 that extend along Oracle Road and Stone Avenue, north to Grant
8 Road. We have some tentacles that extend on the south, mainly
9 Stone and 6th Avenue down to the South Tucson city limits, along
10 with 12th Avenue down to Tucson city limits. And also the, the
11 Grande Avenue/Mission Road down to 22nd/Starr Pass.

12 And within those areas, those areas were identified in
13 2010 as areas that were in need of some sort of investment.
14 They had a number of under-utilized parcels, vacant parcels,
15 under-utilized buildings. And Council at that time directed
16 Staff to create an incentive district that hopefully would
17 create some sort of development activity in these areas.

18 The primary benefit from the In-Fill Incentive
19 District is regulatory relief. That has been one of the biggest

1 barriers to in-fill development is the fact that we, at the
2 time, and to some extent still do now, have a code that's one
3 size fits all. So it wasn't really geared towards urban
4 development, transit-oriented development. And some of the
5 requirements contained within our code were requirements that
6 were difficult to meet when developing in-fill type projects.

7 And so the primary benefit from the In-Fill Incentive
8 District is the ability to attain regulatory relief. And by
9 regulatory relief, I mean issues related to, to setbacks,
10 parking, landscaping, loading zones, and to some trash
11 collection, and to some extent building height.

12 The relief is granted through something called the,
13 the MDR process, Modification of Development Regulations. And
14 that's a full notice procedure. It's the same notice procedure
15 that we have in place for, for rezonings, for special
16 exceptions, for variance cases.

17 So an applicant comes in and wants to take advantage
18 of the In-Fill Incentive District and attain regulatory relief,
19 we notice the surrounding property owners 300 feet. We notice

1 the Council Offices, and we direct the applicant to, to hold a
2 neighborhood meeting to get input from, from the neighborhood.
3 Once that process is completed, we then render a decision on
4 projects within the In-Fill Incentive District.

5 And today, we've had a total of nine projects that
6 have taken advantage of the, of the In-Fill Incentive District
7 and the MDR's associated with that. The projects that come to
8 mind are, are One East Broadway, that's a project that's under
9 construction right now. The district on 5th Avenue, that's
10 gotten a lot of attention. The, both the student housing
11 projects in the downtown area that's called the, the Cadence
12 Project have taken advantage of the In-Fill Incentive District.

13 We've had some businesses, existing business along 4th
14 Avenue, Chaze (ph.) Lounge, the - there's Chaze Lounge. There
15 is Sky Bar. Thank you. Sky Bar have taken advantage of the In-
16 Fill Incentive District. And there's one that's pending
17 approval right now in the building permit process. It's a
18 project at 201 North 4th Avenue, which is gonna be a
19 bar/restaurant.

1 One of the things that our customers have appreciated
2 about the In-Fill Incentive District is it brings predictability
3 to the development review process. As I mentioned previously,
4 if you had to attain variances from the Board of Adjustment for
5 some of those regulatory issues that I, that I mentioned, it
6 came with a lot of uncertainty and a lot of length associated
7 with that.

8 A Board of Adjustment variance can take upwards of 60
9 to 90 days, and you often don't know the outcome associated with
10 that. With the IID and the MDR process, it brings some
11 predictability, and as a result the development community has
12 viewed, viewed that as an incentive.

13 The IID has had some projects that have had some
14 challenges as well. And we realize that we need to, to go back
15 and take a look at some of those issues related to, to those
16 projects. The ones that come to mind are student housing type
17 projects. And some of the operational issues associated,
18 associated with that. Those are things that we need to, to
19 adjust and take a look at.

1 And I'd like to remind the Council that the Council
2 has commissioned a land use study of the streetcar. And one of
3 the primary components coming out of that land use study will
4 be, in fact, a look at the In-Fill Incentive District.

5 And we expect to come before the Mayor and Council
6 sometime in late April, early May, with an update on, on some of
7 those, some of those issues that have come to the forefront as a
8 result of the streetcar land use study. And with that, I'll be
9 happy to answer any questions that Council may have.

10 MAYOR ROTHSCHILD: Council Member Romero.

11 COUNCIL MEMBER ROMERO: Thank you, Mr. Mayor. Thank
12 you, Ernie. Would you recommend, then, based on your, on your
13 comment just now, would you recommend that we roll into the same
14 process, this - these concerns regarding the In-Fill Incentive
15 District with what we've been hearing with the streetcar
16 process? Because I know that there's been plenty of (inaudible)
17 for input for the streetcar planning process.

18 And so I really would like to see what I think it's
19 Corky Poster (sic) that's doing the, the study. I really would

1 like to see what he has to share. And maybe it is - we could
2 roll it into the same process. I just want to hear from my
3 colleagues, Karin and, and Steve, about their, their thoughts
4 about that.

5 And, and, and secondly, there's been a lot of concern
6 and heartache, really, because of one particular project that I
7 can think of that my colleagues mention in, in their memo, which
8 is the District. And, and so there were a lot of concerns
9 because of the traffic, because of the historic nature of the
10 homes that were brought down in that area, etc. We, we've all
11 heard the concerns.

12 And so, I think we need to make sure that from the,
13 the side of the, of the residents that have gone through a
14 project as big as the District. The side of the Staff that have
15 used this particular tool for investment. And the side of the
16 businesses that have used the tool.

17 I think we need to be able to hear every side as we
18 move forward because I, I would hate to see a, a tool that we've
19 been using to help investment in our urban core to help in terms

1 of re-investing in infrastructure and in private development
2 completely change back to how it used to be.

3 We've heard from many developers that it's very, very
4 difficult to develop in an urban core, especially in our
5 downtown areas. So we can't just say, "Let's get rid of this
6 particular tool." I think we need to continue working at it,
7 getting better at it so that everyone has a voice in this
8 process.

9 MAYOR ROTHSCHILD: Council Member Uhlich or -

10 COUNCIL MEMBER UHLICH: Thank you, Mr. Mayor. And I
11 know we're, we're crunched for time, but I think you're, you're
12 actually conveying the spirit that, that brings this to the
13 table.

14 And a couple of things that have come up that I, I
15 know we all want to hear addressed in this process. The
16 operational concerns. I think there have been operational
17 concerns, and just really making sure that we're, we're moving
18 forward with full knowledge and applying the lessons learned.

19 I mean the Ward 6 Office spent, I'm sure, hours and

1 hours and hours with the neighborhood and the owners of the
2 District to come to an agreement that meant nothing when they
3 sold the property. And I doubt whether the owners really had to
4 factor anything into their consideration because once a property
5 sells, these things sometimes don't carry.

6 So what do we do about that? It's a mistake or a
7 lesson that could have been learned by any of us. And now that
8 it's been learned, let's, let's just figure it out together.
9 And that shouldn't be because these are intended to be really
10 good-faith negotiations and efforts, I think on all sides of the
11 table, that that should be welcome, I think, by everybody.

12 And I, and I think one thing that we want to avoid,
13 and actually it's already happening - because of high profile
14 problems and, and projects like this, the, the, the instinct now
15 of many people in the urban core is to reject anything that
16 means change or projects that might be much better and handled
17 differently.

18 So this process is an opportunity for us to rebuild
19 trust and open communication, and be very specific about how

1 we're not going to, to repeat mistakes of the past.

2 MAYOR ROTHSCHILD: And, and before - and maybe Council
3 Member Kozachik, you're gonna answer it, but - and/or Mr.
4 Duarte, Mr. Mazzocco, Council Member Romero's suggestion was
5 somehow we roll what you're asking for into the same process as
6 the, the streetcar land use study. And -

7 COUNCIL MEMBER KOZACHIK: Sure. And, and what they
8 come up with ought to be also passed on to the Planning
9 Commission to, to be reviewed. They - Corky Poster's doing a
10 great job with the (inaudible). That information ought to be
11 passed on and incorporated into, into what's being considered as
12 they have incorporated the, the input from a variety of
13 stakeholders.

14 And, and flex- -- we have to retain the flexibility in
15 zoning because we do have - I mean the far east side, the
16 development that goes on out there doesn't bear any resemblance
17 at all to the challenges that happen in the urban core.

18 So we have to have that flexibility, and yet you can't
19 toss out the protections that are reflected in public process

1 just to achieve the flexibility. So we've got to find that
2 balance. And so as Karin's correctly saying, we're not
3 interested in, in pushing back to Day One on this thing.

4 On the other hand, we have to be able to, as adults,
5 understand that, yeah, we, we may have gone a little too far in
6 this in terms of achieving flexibility. But at what cost? And
7 that's, that's what we're trying to get to here.

8 MAYOR ROTHSCHILD: Council Member Cunningham, do you
9 want -

10 COUNCIL MEMBER CUNNINGHAM: A few things. I just want
11 to make sure there's a few things that I kind of - I'm really
12 wor- -- I'm really concerned if we, if we start changing the IID
13 now before the streetcar's done, would that - would any changes
14 we make mess up the timetable of the streetcar, any of the
15 projects that are on board with the IID with the streetcar?
16 That's the first question I've got.

17 MAYOR ROTHSCHILD: Mr. Mazzocco, Mr. Duarte.

18 MR. DUARTE: Go ahead.

19 MR. MAZZOCCO: Mr. Mayor, Council Member Cunningham.

1 No, it won't really affect the streetcar timing. We were
2 planning, as part of the streetcar land use plan to address any
3 shortcomings in the In-Fill Incentive District. And I think we
4 were going to go in that direction.

5 This - your concerns have brought it to a prominent
6 point, and, and we understand it's a high priority. But it
7 won't slow down anything. But if I could just summarize that
8 I'm thinking I'm hearing here, is you're talking about giving
9 prominence to neighborhood protection, which the In-Fill
10 Incentive District really doesn't address clearly.

11 It was really an economic development tool. And it
12 occurred in 2008/2009 when the economy was in a bad place. And
13 we needed to do something to spur development. So that's, that
14 was its origins.

15 And while it does contain mitigation strategies, it
16 really doesn't talk about when you're next to a historic
17 neighborhood. Talks about when you're a historic property, but
18 not when you're next to one. So, so I think we understand that.

19 And I think we also, what we understand, is that we

1 need to clarify the role of formal commitments, that they need
2 to run with the land. And that they can't be done in a, a good-
3 faith meeting, and then suddenly the property owners change and
4 then we have a different kind of a issue we're dealing with.

5 And we definitely understand that the In-Fill
6 Incentive District has to be an incentive, and that it has to
7 have a design review element. And that we're trying to avoid
8 any redundancy when we're work with the streetcar plan in this,
9 this particular initiative here that we want to make sure that
10 they're coordinated. So I hope I've kind of -

11 COUNCIL MEMBER CUNNINGHAM: You're on the right track
12 there. I just - I don't know, I just don't want to be - while
13 this, while this process is underway, I just don't want to, I
14 don't want to work backwards is all I'm trying to get at.

15 The other part is, is that I'm worried about - we've
16 got this Ronstadt RFP out which the high bid is in, right? So
17 would that - would making any changes affect that?

18 MR. DUARTE: Mr. Mayor, Council Member Cunningham. I
19 know the, the Ronstadt Transit Center RFP has a relative short

1 fuse, but any changes that we propose to the In-Fill Incentive
2 District has to run the regular course, which means it has to go
3 back to the Planning Commission for, for their review and
4 consideration, and public hearing. And then a recommendation to
5 Mayor and Council. So I think the Ronstadt Transit Center RFP's
6 probably gonna have a, a shorter lead time than any changes to
7 the In-Fill Incentive District.

8 COUNCIL MEMBER CUNNINGHAM: It seems that 90% of the
9 issues with regard to the, the In-Fill Incentive District so far
10 have been to student housing. I think it's no secret that as we
11 go up and down, a number of the issues with development gripes
12 and neighborhood legitimate issues and quality of life issues
13 that have been addressed in the past few years have been more or
14 less in regard to student housing.

15 So I think that, as a sense, I think that's kind of
16 one of the major issues we're gonna address. I don't know if
17 it's necessary to re-tool the entire incentive district when
18 we're really talking about student housing. And I think that's
19 part of the, part of the issue we're having. I mean we've got

1 this one project that has soiled the process, but we've got
2 some, some nice successes as well.

3 So I just wanted to kind of put those questions in.
4 If we need to do a new Citizen Subcommittee with some input, we
5 may go that way. Whatever, whatever the two teams have in mind.
6 But I think more importantly, we want to make sure that all
7 sides are heard and, you know, we do not work backwards because
8 there are some things that have gone, have gone well with this,
9 with this incentive.

10 MAYOR ROTHSCHILD: Council Member Fimbres.

11 COUNCIL MEMBER FIMBRES: Ernie and Jim, what is the
12 time frame for the street lane use study that's gonna be done by
13 (inaudible) in the Planning Center. You know?

14 MR. MAZZOCCO: Mr. Mayor and Council Member Fimbres.
15 It's supposed to be completed with their recommendations in the
16 next eight months.

17 COUNCIL MEMBER FIMBRES: Okay. So we're, we're on a
18 fast track for this?

19 MR. MAZZOCCO: Right.

Item #2. In-Fill Incentive District Discussion
Tucson Mayor and Council Meeting 03/19/13

1 COUNCIL MEMBER FIMBRES: And who reviews, in the past
2 we had the Downtown Core Subdistrict, or the IID was created,
3 and then they were reviewing it. Is that committee still in
4 existence and are they reviewing this and tweaking the process
5 from the experiences that we've had?

6 MR. MAZZOCCO: They, they, they're not longer in, in a
7 committee. But we could reform under the Planning Commission as
8 a subcommittee and have ad hoc members if we need them. They'll
9 have, they'll have a venue to speak about this and make
10 comments.

11 COUNCIL MEMBER FIMBRES: So - and we talk about nine
12 projects that have come through this process. Have we rejected
13 any projects?

14 MR. DUARTE: Mr. Mayor, Council Member Fimbres. No.
15 No, we've not. One of the things that we have learned in the
16 current IID regulations is that as director (inaudible) and
17 making decisions on, on IID projects is that we can't add
18 conditions, conditions of approval. So that's one of the things
19 that we want to take a look at right away, see if we can

1 correct.

2 But so far, none of the projects that have come through have
3 been denied, per se.

4 COUNCIL MEMBER FIMBRES: Okay. Thank you.

5 MAYOR ROTHSCHILD: All right. Council Member Uhlich,
6 do you have a motion that you want to propose?

7 COUNCIL MEMBER UHLICH: Move that we direct Staff to
8 convene with the Planning Commission and a designated
9 subcommittee of the Planning Commission to pursue a public
10 process of review, and to return with recommendations to Mayor
11 and Council with any recommended adjustments.

12 COUNCIL MEMBER KOZACHIK: Second.

13 MAYOR ROTHSCHILD: Got a second?

14 MALE COUNCIL MEMBER: Second.

15 MAYOR ROTHSCHILD: All right. Any other discussion?

16 All right. Hearing none, all in favor say "aye".

17 (Affirmative.)

18 MAYOR ROTHSCHILD: Anyone opposed?

19 (End of Item #2.)

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I hereby certify that, to the best of my ability, the foregoing is a true and accurate transcription of the original tape recorded conversation in the case referenced on page 1 above.

Transcription Completed: 06/11/13

KATHLEEN R. KRASSOW - Owner
M&M Typing Service



**PLANNING COMMISSION
INFILL INCENTIVE DISTRICT SUBCOMMITTEE**

Tuesday May 28, 2013, 3:00 P.M.
ParkWise Conference Room
110 East Pennington Street, Suite 150
Tucson, Arizona 85701

Legal Action Report and Summary Minutes

1. Roll Call

Meeting was called to order by Jim Mazzocco at 3:35 p.m.

Present:

Catherine Rex	PC, Ward 5
Thomas Sayler-Brown	PC, Mayor's Office
Ruth Beeker	PC, Ward 6

Staff Members Present:

Jim Mazzocco, PDSD, Planning Administrator
Adam Smith, PDSD, Principal Planner
Mark Castro, PDSD, Lead Planner
Joanne Hershenhorn, PDSD, Lead Planner
Belinda Flores-McCleese, PDSD, Administrative Assistant

2. Review of Subcommittee's protocol for meetings

It was moved by Commissioner Sayler-Brown, duly seconded, and carried by a voice vote of 2-0, to appoint Commissioner Rex as Subcommittee Chairperson.

It was agreed among the commissioners to run the subcommittee meetings as an open forum unless the audience got too large, in which case they may look at adding ad hoc members to the subcommittee.

3. Planning and Development Staff Background Material Presentation on Revision Effort

Adam Smith gave an overview of the Infill Incentive District Ordinance. Joanne Hershenhorn gave a brief synopsis of MDR projects that have occurred within the district. Jim Mazzocco discussed Mayor and Council's direction for amending the IID.

4. Discussion

Commissioners directed staff to prepare a presentation on the GPLET and Streetcar Land Use Plan, revise the list of MDR projects to include commonalities among the projects, create a contact list of community members for notification of future subcommittee meetings, and provide the verbatim minutes from the March 19, 2013 Mayor and Council Study Session regarding the IID.

5. Call to the audience

Allyson Solomon of the Metropolitan Pima Alliance stated she would like to participate in the IID revision discussions, possibly as an ad hoc member.

6. Future meeting dates and potential field trips

It was agreed among the commissioners to have a field trip in the near future. Future meetings should be scheduled at a time when more people could attend, from 6:00 to 7:30 PM.

7. Agenda items for next meeting

- Presentation on GPLET
- Presentation on Streetcar Land Use Plan
- MDR project matrix
- Community contact list
- Minutes, March 19, 2013 Mayor and Council study session

There are also regular General Discussion and Call to the Audience items. Note all agenda items will be open to public comment if desired by the subcommittee.

8. Adjournment

Meeting adjourned by Chair Rex at 5:10 PM



**PLANNING COMMISSION
INFILL INCENTIVE DISTRICT SUBCOMMITTEE**

Monday June 17, 2013, 6:00 P.M.

Basement Room C
201 N. Stone Ave
Tucson, Arizona 85701

Legal Action Report

1. Roll Call

Meeting was called to order by Chairman Rex at 6:00 p.m.

Present:

Catherine Rex, Chairman	PC, Ward 5
Thomas Saylor-Brown	PC, Mayor's Office
Ruth Beeker	PC, Ward 6

Staff Members Present:

Jim Mazzocco, PDSO, Planning Administrator
Mark Castro, PDSO, Lead Planner
Joanne Hershenhorn, PDSO, Lead Planner
Belinda Flores-McCleese, PDSO, Administrative Assistant
Kristina Medina, PDSO, Administrative Assistant
Chris Kaselemis, City Manager's Office, Economic Initiatives Program Director
Anna Sanchez, HCD, Community Services Administrator

2. Proposed Downtown Gateway Redevelopment Plan (DGRP)

Anna Sanchez (COT Housing and Community Development Department) provided an overview of the Downtown Gateway Redevelopment Area (DGRA) and the Downtown Gateway Redevelopment Plan (DGRP). The Mayor and Council adopted the DGRA on April 17, 2012. Per state law, after a Redevelopment Area has been adopted, a Redevelopment Plan (i.e., the DGRP) must be drafted for that area. Staff is working on the DGRP, and estimates it will be completed in 2014.

Also on April 17, 2012, the Mayor and Council adopted a Central Business District within the DGRA. A Central Business District must lie within the boundaries of an approved Redevelopment Area. Designation of an area as a Central Business District enables the use of an economic development tool called the Government Property Lease Excise Tax (GPLET).

Chris Kaselemis said the GPLET is a powerful tool that allows property taxes to be abated for up to eight years, if the government takes over a property and leases it back to the developers. This allows developers time to establish a positive cash flow and build up reserves. Jim Mazzocco said the GPLET is an economic tool that will not affect the Infill Incentive District (IID) revision process.

No action was taken.

3. Streetcar Land Use Plan

Linda Morales with the Planning Center summarized key components of the Streetcar Land Use Plan, which The Planning Center, Poster-Frost-Mirto, and several sub-consultants are working on. The intent is to recommend strategies to prepare suitable areas within a quarter-mile of the streetcar route for transit-oriented development.

The corridor has been divided into distinct “character areas.” Plan components include an assessment of existing features, and land use plans and conditions, including the IID, parking, and streetscapes, along the streetcar corridor. Land use, zoning, implementation and financing strategies will be recommended.

The Planning Center is also working on a separate but related document, the Streetscape Design Manual, which will provide a template for streetscape improvements in the right-of-way along the streetcar route. It should be completed within the next 3-4 months.

Corky Poster with Poster-Frost-Mirto discussed the Downtown Links Overlay District (DLD), a proposed optional hybrid form-based code that would apply to an area largely within the IID. He proposed expanding the DLD boundaries to address zoning issues that constrain infill development opportunities; and recommended placing greater emphasis on the DLD design review process. One possibility being discussed is to incorporate the DLD, which has not been adopted by Mayor and Council, into the IID as a third subdistrict (in addition to the Downtown Core Subdistrict and Greater Infill Incentive Subdistrict).

No action was taken.

4. Discussion of M&C Direction of March 19, 2013

At their March 19, 2013 study session, the Mayor and Council directed staff to work with a Planning Commission subcommittee to publicly review the IID Modification of Development Regulations (MDR) process, and return to Mayor and Council with any recommended adjustments. Based on the verbatim minutes, Jim Mazzocco identified the following parameters for the Subcommittee’s work:

- Give more prominence to neighborhood protection
- Clarify the role of any formal commitments between the owners/developers and neighbors
- Ensure the IID stays an incentive
- Provide an enhanced design review element
- Eliminate redundancy with other overlay zones/plans in the area, as practical
- Work with the Streetcar Land Use Plan consultant team to ensure consistency with that effort

Subcommittee members agreed these would be guiding principles, and any additional focus areas would be clearly identified as such.

No action was taken.

5. Recent projects approved in the Infill Incentive District

Commissioner Beeker pointed out that The District (a recently completed student housing project at 550 N. 5th Ave. that has been problematic for neighbors) had taken advantage of all the regulatory modifications available. Mr. Mazzocco noted that the District was the first large IID-MDR project to be completed in an established residential neighborhood, and there have been “lessons learned”. An enhanced design review process, including input from more groups, and codified design mitigation requirements might help improve the MDR process and future outcomes.

No action was taken.

6. General Discussion

Subcommittee members directed staff to include the parameters identified in Item 4 as future agenda items, for detailed discussion and possible action.

No formal action was taken.

7. Call to the audience

Bill Ford (Feldman’s Neighborhood Association or NA) provided copies of proposed “Development Transition Standards” to subcommittee members and staff, for consideration. He said stronger standards are needed to mitigate neighborhood impacts, and that the transition standards should address impacts that occur further out from the project, i.e., say one block, rather than just at the project’s edge.

Jan Cervelli (Dean, UA College of Architecture, Planning and Landscape Architecture) commented on the number of plans and overlay zones in the downtown area, and expressed concern about the “big picture”, i.e. what is downtown, what should it be, and are existing planning tools consistent with achieving that vision. Comprehensive input by all stakeholders is needed at the start of the design development process, rather than after the design has been 75% completed. Based on her experience with the Main Gate District Design Review Committee, the design development committee needs to have authority, rather than being just advisory, in order to have meaningful input and achieve successful outcomes.

Chris Gans (West University NA) said that IID projects have had negative impacts on neighborhood character, and that changes are needed so that future IID projects will benefit the surrounding neighborhood as well as the community. Also, recent student housing projects have been architecturally bland, and therefore have been lost opportunities to create something exciting for the community.

Jim Campbell (developer, eastern downtown properties near N. 4th Ave.) said problems with the District seem to be the key impetus for revisiting the IID MDR process, and that the District's problems are mostly operational. Things could have been done differently that would have resulted in better outcomes. He said the IID was intended to be an incentive tool to focus development in areas where it should occur, and, it has, in fact, done that. Downtown today is very different than it was in 2010 when the provisions of the IID were adopted. He's concerned that this process – the Subcommittee review of the MDR for recommended revisions - may undermine the main purpose of the IID, which is to provide incentives for development in and around the downtown area.

No action was taken.

8. Future meeting and field trip

The next meeting is tentatively scheduled for July 1, 2013 at 6pm. The location is to be determined.

9. Agenda items for next meeting

Jim Mazzocco will work with the Chair and subcommittee members to come up with an agenda.

10. Adjournment

Meeting adjourned at 7:57 PM.



PLANNING COMMISSION
INFILL INCENTIVE DISTRICT SUBCOMMITTEE
Monday July 1, 2013, 6:00 P.M.
Main Library Basement Lower Level Conference Room
101 N. Stone Ave
Tucson, Arizona 85701

Legal Action Report

1. Roll Call

Meeting was called to order by Chairman Rex at 6:00 p.m.

Present:

Catherine Rex, Chairman	PC, Ward 5
Thomas Saylor-Brown	PC, Mayor's Office
Ruth Beeker	PC, Ward 6

Staff Members Present:

Jim Mazzocco, PDSD, Planning Administrator
Russlyn Wells, PDSD, Principal Planner
Mark Castro, PDSD, Lead Planner
Joanne Hershenhorn, PDSD, Lead Planner
Belinda Flores-McCleese, PDSD, Administrative Assistant
Kristina Medina, PDSD, Administrative Assistant

2. Approval of Meeting Summaries, May 28, 2013 and June 17, 2013

It was moved by Commissioner Beeker, duly seconded, and carried by a voice vote of 3-0 to approve the meeting summaries with the following modification: amend page 3, second paragraph in item number 7 of the June 17, 2013 summary, replacing "design review group" with "design development committee".

3. Greater Infill Incentive Subdistrict (GIIS) Case Study Information

Commissioner Beeker requested that the overview of the Infill Incentive District (IID) be revisited at a later date, when more time can be allotted for questions and discussion.

Joanne Hershenhorn provided background information on The District student housing project, including the discussion of the impact of split zones of R-3 and C-3 on the property. Chair Rex requested documentation regarding parking on the R-3 portion of the property.

Jim Mazzocco said he is aware of traffic concerns related to The District, and showed a photo of recently installed bollards on Arizona Avenue closing off traffic northward to 5th Street. Commissioner Beeker asked why traffic mitigation wasn't part of the original plan approval, and why Arizona Avenue wasn't closed off at the beginning, when The District was completed. She said neighborhood concerns about traffic were not addressed. Mr. Mazzocco said the Planning and Development Services Department (PDS) typically relies on the expertise of Tucson Department of Transportation (TDOT) for traffic matters, as was the case for this project.

Chair Rex requested to have, as a future agenda item, an understanding of how the hierarchy works when certain aspects of projects are reviewed by TDOT. She asked why the main entrance to the project was on 5th Street instead of 6th Street. Mr. Mazzocco said he would ask TDOT to address that. Chair Rex requested to have someone from TDOT attend a future meeting to address traffic questions.

Chris Gans (West University Neighborhood Association) spoke about The District from a neighborhood perspective. He noted that a project called "The Lofts on 5th Avenue" was previously approved for that site. The developers wanted the main access off of 5th Avenue, but the City would not allow it, so the project was approved with 6th Street as the main access point. The project wasn't built due to the economic downturn that started in 2008.

Mr. Gans said that the neighbors' concerns were safety, ingress/egress, traffic in the neighborhood, building heights, and setbacks. The meeting held between the developer and the neighbors did not result in any changes to the project. He said none of the neighbors' concerns were addressed, and the neighbors remained concerned about these issues throughout the process. He asked what the incentives are for neighborhoods, and why traffic mitigation was not addressed. He said discussions with neighbors need to start earlier, and asked how this revised process (i.e., IID revisions) can create something beneficial. He suggested that zero setbacks should not be an option in residential areas; there should be more mechanisms to encourage developers to work with the neighborhoods; and neighborhood development and design input should begin early in the process. He added that from an historic/architectural perspective, The District lacks relevance to anything in the area. The project doesn't bring anything to the neighborhood except traffic.

Commissioner Beeker asked if the City can request the developer to fund offsite improvements. Mr. Mazzocco said the City can require offsite improvements as part of a mitigation plan, if the site development clearly causes the problem and the mitigation addresses it (i.e., there is a clear and reasonable connection between the two).

Keri Silvyn (Larzarus, Silvyn and Bangs) gave a brief presentation on The Junction at Iron Horse, another student housing project that was recently approved. Construction has not yet begun. She said they learned a lot from the District. The Junction was originally a 3 and 4-story project that only needed an Individual Parking Plan (IPP). At the neighbors' request, the developer agreed to make improvements to the nearby park and refurbish the historical signs at the Empire Market building.

Around the time Ms. Silvyn got involved, the project was being redesigned, due mostly to drainage issues. The proposal changed to a 5-story layout, the IPP needed to be revised, and Modifications of Development Regulations (MDRs) were needed for building height, and setbacks on 3-sides. The neighbors' concerns about the Junction were generally the same as the neighbors' concerns about The District.

Ms. Silvyn said City staff told the developers to work with the neighbors and address their concerns. The developers held several meetings with the neighbors, maybe up to a dozen meetings, and a 4-story design emerged. Ms. Silvyn pointed out that the developer could have built a parking garage onsite, which would have eliminated the need for an IPP, met all Land Use Code (LUC) requirements, and supported around 300 students. However, the developer decided to work with the neighbors to build a better project.

Regarding traffic issues, a Traffic Mitigation Plan was required as a condition of approval of the IPP. When the Traffic Mitigation plan is approved, the developer pays for traffic mitigation measures.

The Iron Horse Neighborhood Association (IHNA) requested that the developer agree to a list of "conditions of approval". Several of the conditions related to the management and operation of the site. The IHNA requested that certain items be put in the tenants' leases. Ms. Silvyn said the City will not implement the "agreement" with the neighbors. Commissioner Beeker requested that staff provide a copy of the agreement, as well as information about the Junction, including neighborhood meeting summaries.

Chair Rex requested additional information about behavioral management plans for student housing, and wondered if the City can put any "teeth" into these.

Ms. Hershenhorn briefly discussed other approved GIIS projects, which were comparatively small. Only one, a 1200-square foot patio addition to a bar on 4th Avenue, has been built. The MDR applicant protested the conditions of approval, and the City Attorney's Office advised staff that there was no provision in the Land Use Code (or Unified Development Code) that allows staff to place conditions on an MDR approval. A revised approval decision was issued without conditions.

No formal action was taken.

4. General Discussion and Call to the Audience

Diana Lett (Feldman's NA) had two concerns: 1) Make certain that IID revisions require consideration of the historic and other resource values of a proposed project site; and 2) provide more emphasis on graceful transitions at the project edges. Building profiles should step down to heights compatible with adjacent areas, especially when there are adjacent single-story buildings.

Referring to The District and the Junction at Iron Horse, Richard Mayer (West University Neighborhood Association) pointed out what a difference it makes in project outcomes, when you have a developer who didn't work with the neighborhood association and a developer who did.

John Burr (Armory Park Neighborhood Association) said the neighborhoods were not being properly noticed. Also, one neighborhood meeting is not enough, While the boundaries of the IID generally include areas with commercial but not residential zoning, there are commercially-zoned areas in the IID that are developed with residential uses. This results in a disconnect between the historic value of neighborhoods and the purpose of the IID.

Bill Ford requested that incentives be looked at more carefully; and that the City do an in-depth study of transition and edge stabilization practices relative to high-impact infill projects.

No action was taken.

5. Future Agenda Items and Meeting Dates

It was moved by Commissioner Saylor-Brown and duly seconded and carried by a voice vote of 3-0 to move to tri-weekly meetings, have the first meeting on July 22nd, and to have one or two field trips between the July 22 and September 9 meetings. There will be no meetings in August. Commissioner Beeker requested to have one future meeting focused on incentives.

6. Adjournment

Meeting adjourned at 7:37 PM.



**PLANNING COMMISSION
INFILL INCENTIVE DISTRICT SUBCOMMITTEE**

Monday July 22, 2013, 6:00 P.M.
Public Works Building Basement Room C
201 N. Stone Ave
Tucson, Arizona 85701

Legal Action Report

1. Roll Call

Meeting was called to order by Chairman Rex at 6:02 p.m.

Present:

Catherine Rex, Chairman	PC, Ward 5
Thomas Saylor-Brown	PC, Mayor's Office
Ruth Beeker	PC, Ward 6

Staff Members Present:

Ernie Duarte, PDSD, Director
Jim Mazzocco, PDSD, Planning Administrator
Adam Smith, PDSD, Principal Planner
Patricia Gehlen, PDSD, Principal Planner
Russlyn Wells, PDSD, Principal Planner
Mark Castro, PDSD, Lead Planner
Belinda Flores-McCleese, PDSD, Administrative Assistant

2. Approval of Meeting Summaries, June 17, 2013 and July 1, 2013

It was moved by Commissioner Saylor-Brown, duly seconded, and carried by a voice vote of 3-0 to approve the meeting summaries.

3. Greater Infill Incentive Subdistrict (GIIS) Case Study

Mr. Mazzocco provided a brief overview on the agenda items and introduced City staff members that would be providing a brief presentation and would be available to answer any questions. The additional City staff members present were Zelin Canchola with Tucson Department of Transportation - Traffic Engineering and Teresa Williams, Code Enforcement Administrator with Housing and Community Development.

Chair Rex asked Mr. Mazzocco to read the direction from Mayor and Council verbatim. Mr. Mazzocco identified the following parameters for the Subcommittee's work:

- Give more prominence to neighborhood protection
- Clarify the role of any formal commitments between the owners/developers and neighbors
- Ensure the IID stays an incentive

- Provide an enhanced design review element
- Eliminate redundancy with other overlay zones/plans in the area, as practical
- Work with the Streetcar Land Use Plan consultant team to ensure consistency with that effort

There was follow-up discussion on the District involving traffic and behavioral issues. Mr. Canchola, Traffic Engineer, and Mr. Duarte were present to respond to the questions from the subcommittee. Mr. Canchola provided information concerning traffic studies and neighborhood concerns about traffic. Mr. Duarte provided additional background information on the District and responded to questions regarding the review process.

Commissioner Beeker asked, in reference to development requirements modified in excess of 25%, if there was a cap on how much the requirements could be modified. Mr. Smith said that the 25% was added as capturing other standards that were not specifically listed as an exception such as density, lot coverage, lot size. The purpose of the excess of 25% exception statement was to cover standards not listed that would otherwise be capped at 25%. Commissioner Beeker requested that Mr. Smith provide in writing, other areas that could be modified.

Ms. Williams, Code Enforcement Administrator, gave a presentation on the Public Nuisance Code and its effects on R-1 and R-2 zones. There was discussion about security management plans, the possibility of incorporating a behavior code into the IID, and crime free housing.

No action was taken.

4. Overview of Infill Incentive District (IID)

Mr. Smith provided an overview of the IID, including factors that could be used to distinguish a minor from a major project in the GIS if the subcommittee chooses to make a recommendation in this regard. Commissioner Beeker asked if the minor review process could become more involved in order to ensure neighborhood protection is addressed. Commissioner Saylor-Brown asked if responses to neighborhood comments are required. Staff confirmed that neighborhood meeting documentation does not require responses to comments. Commissioner Saylor-Brown requested that responses to neighborhood comments be made a requirement of the neighborhood meeting documentation.

No action was taken.

5. How can the subcommittee hold meetings which lend themselves to effective problem solving by the committee members and not staff?

Commissioner Beeker discussed having representatives from the development community and neighborhood community form a stakeholders group to participate in the discussion of the IID revisions. Mr. Mazzocco reminded the subcommittee that they (subcommittee members) are the only ones who can

vote. Some people to consider are; Jason Wong, Chris Gans, John Burr, Richard Mayer, Allyson Solomon, Rick Gonzalez, and Corky Poster. Commissioner Beeker asked if the subcommittee were allowed to talk about potential members for the stakeholders group during the scheduled field trip. Mr. Mazzocco advised the subcommittee that City staff will verify with the City attorney's office. Chair Rex asked staff to provide information on what the projected student population needs are; other types of projects; and types of projects the City desires.

No action was taken.

6. Future Agenda Items and Meeting Dates (including field trip dates)

Future meeting dates will be September 9th and 23rd, 2013. The field trip will be scheduled for August 9, 2013 at 2 pm. The field trip will start from 201 North Stone Avenue.

7. Call to the Audience

Richard Mayer would be sending in comments to staff.

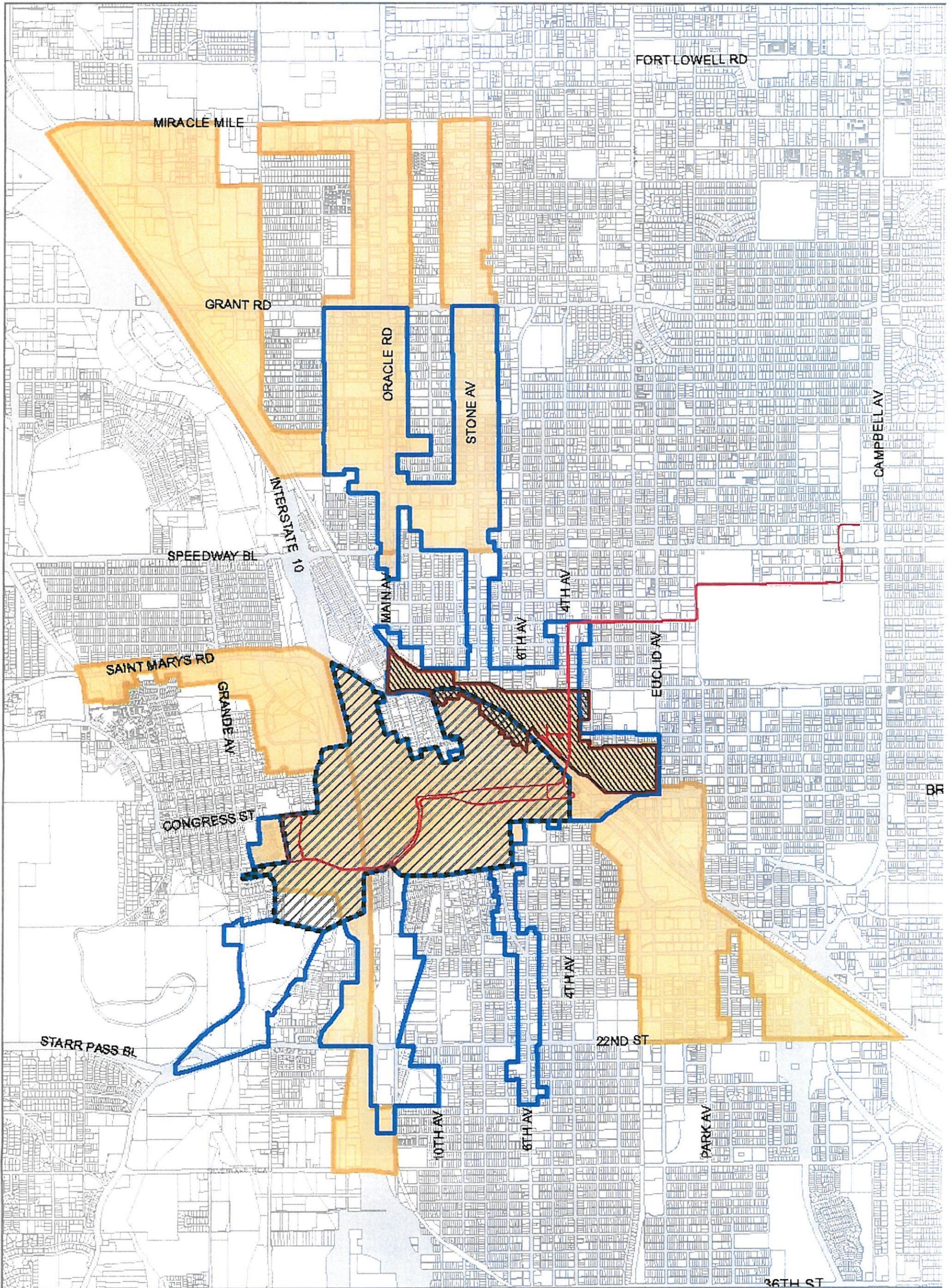
John Burr wanted to follow-up on his comments from the last meeting. He had additional information and maps that showing contributing properties and overlay zones. His concern was that staff was not paying attention to these maps which have resulted in the demolishing of contributing properties. Mr. Mazzocco advised Mr. Burr to send the information to staff so that it could be distributed to the subcommittee members.

No action was taken.

8. Adjournment

Meeting adjourned at 7:45 PM.

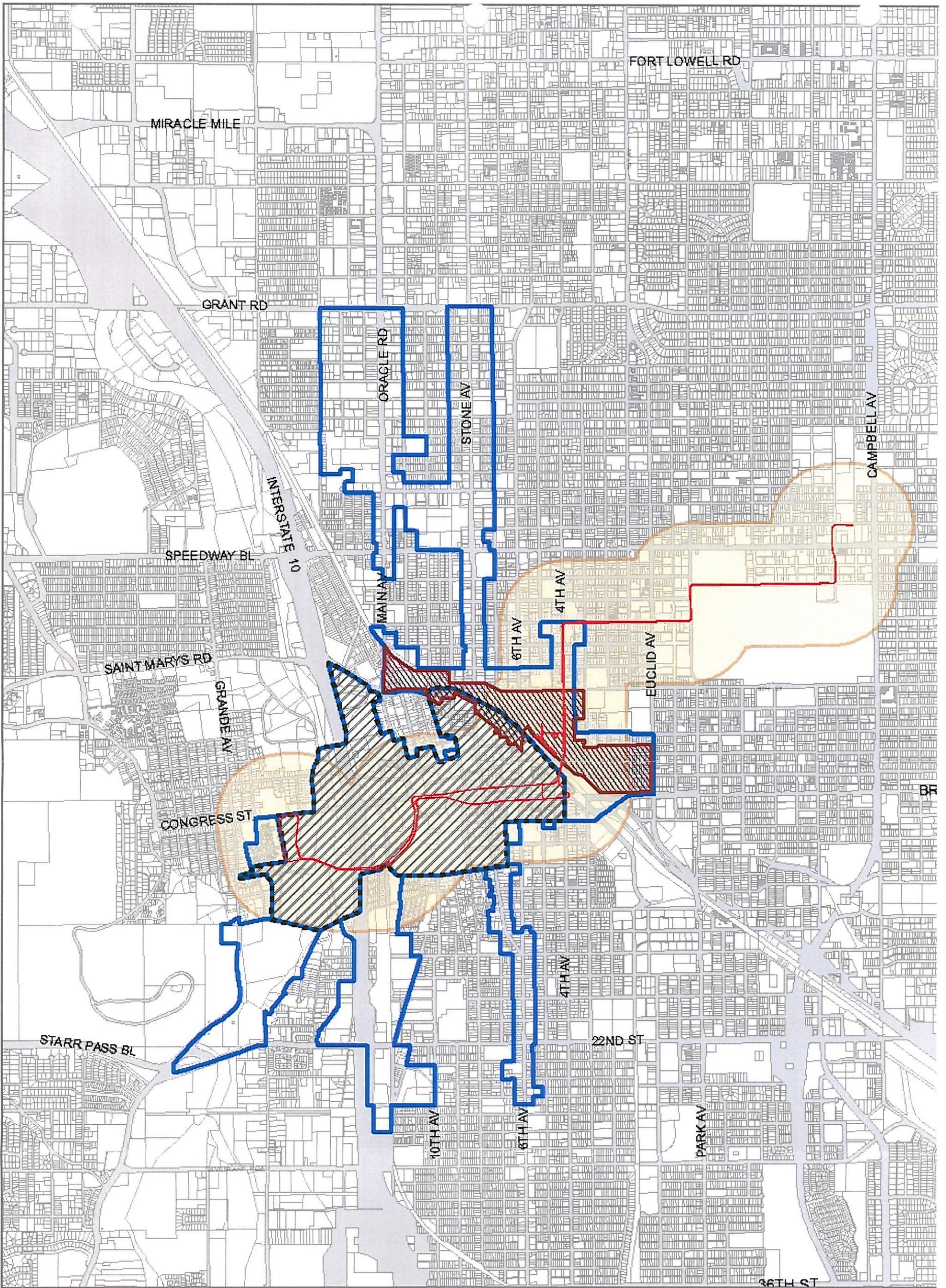
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-  Downtown Links Overlay
-  Downtown Core Subdistrict
-  Greater Infill Incentive Subdistrict
-  Proposed Redevelopment Plan
-  Streetcar Route

IID AND DLD - PROPOSED REDEVELOPMENT AREA

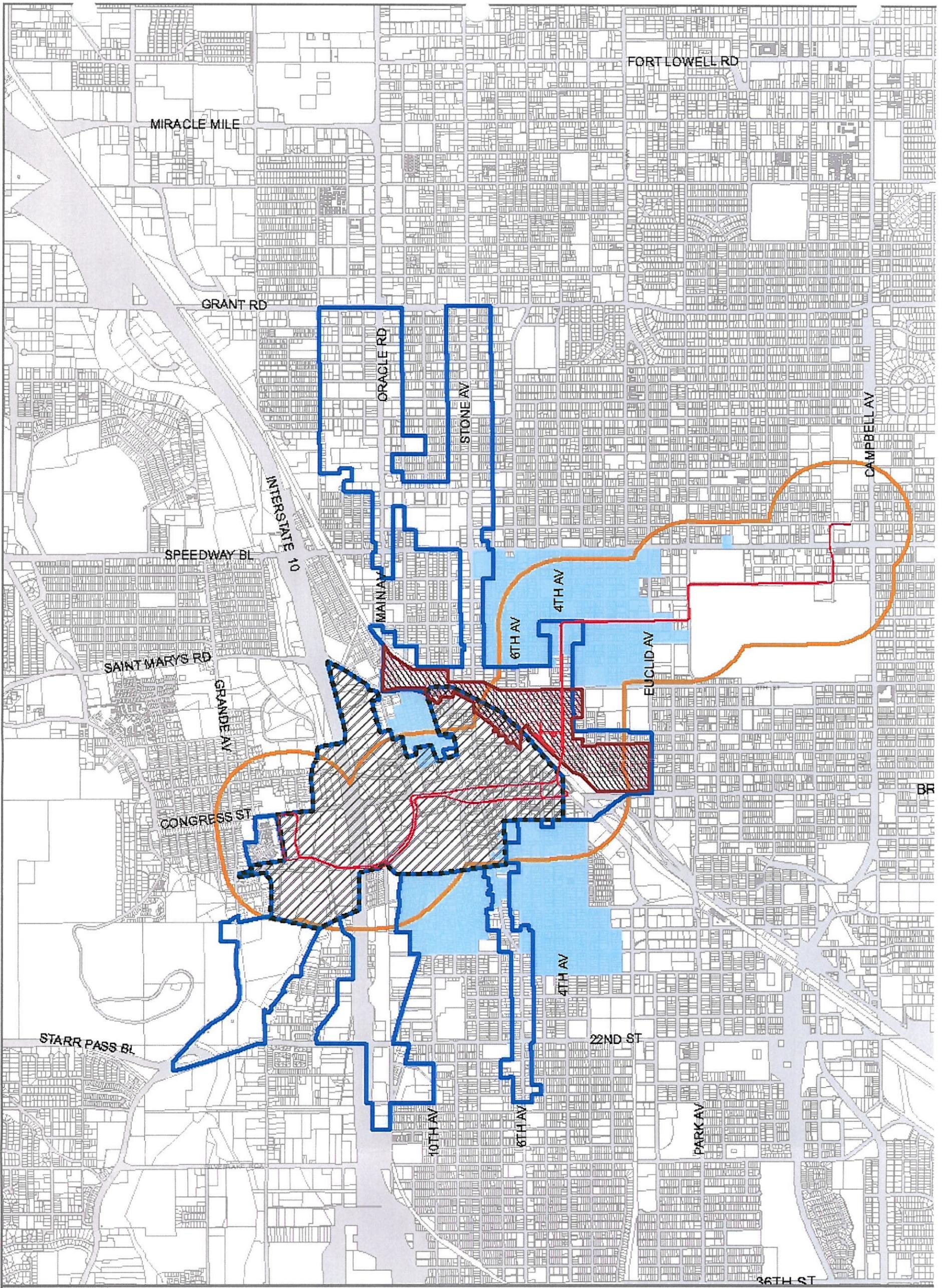




-  Downtown Links Overlay
-  Downtown Core Subdistrict
-  Greater Infill Incentive Subdistrict
-  Streetcar Route
-  Streetcar Land Use Study Area

IID AND DLD - STREETCAR LAND USE STUDY AREA

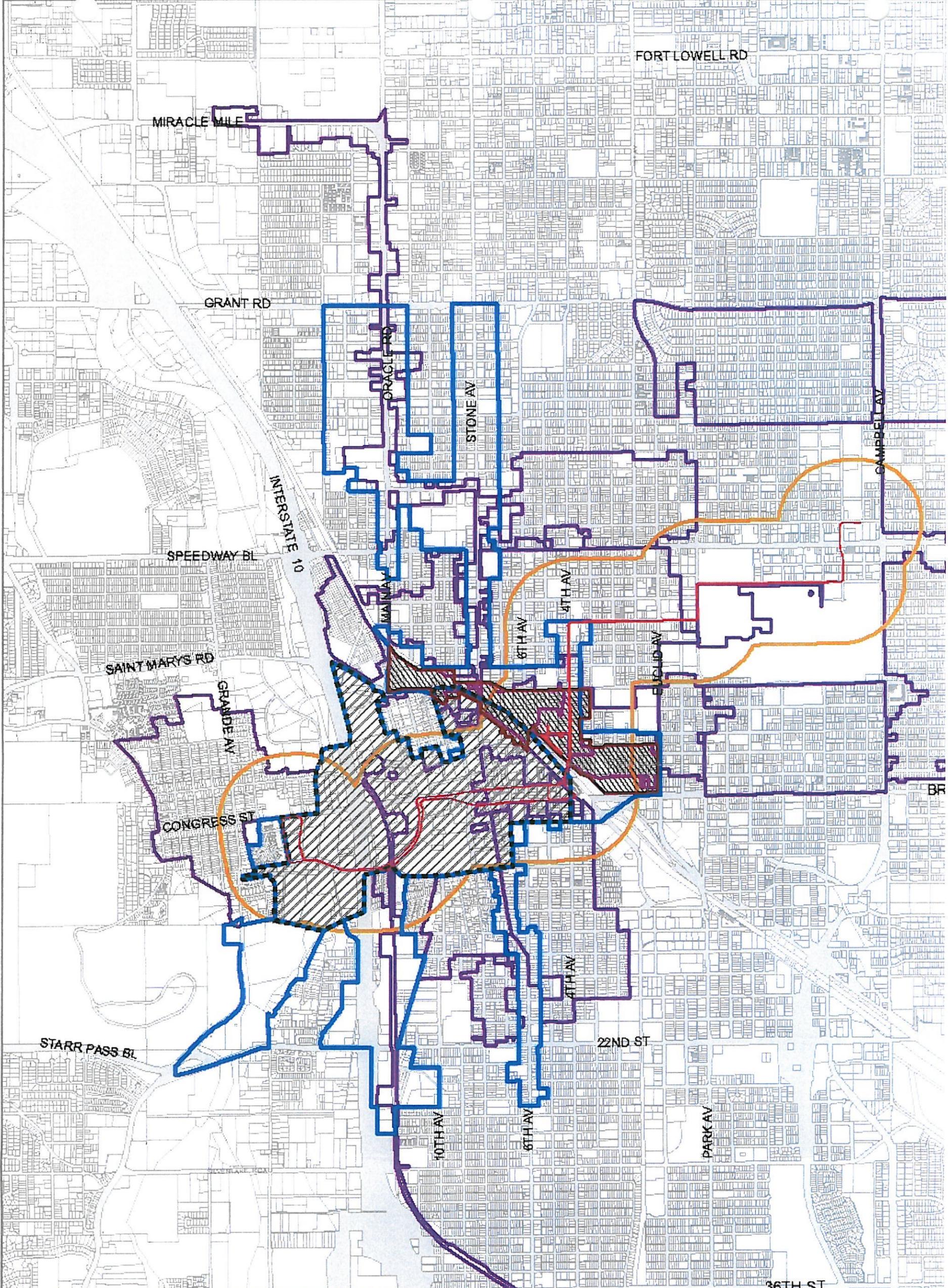




- Streetcar Route
- Downtown Links Overlay
- Downtown Core Subdistrict
- Greater Infill Incentive Subdistrict
- Streetcar Land Use Study Area
- Historic Zones

IID AND DLD - HISTORIC ZONES AND STREETCAR LAND USE STUDY AREA





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

IID AND DLD - HISTORIC DISTRICTS AND STREETCAR LAND USE STUDY AREA



Downtown Area Infill Incentive District

Mayor and Council Direction

March 19, 2013

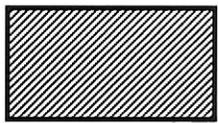
- Give more prominence to neighborhood protection
- Clarify the role of formal commitments that run with the land
- Provide for an improved design review element
- Ensure the IID stays an incentive
- Work with the Streetcar Land Use Plan consultant team to ensure consistency with streetcar corridor planning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

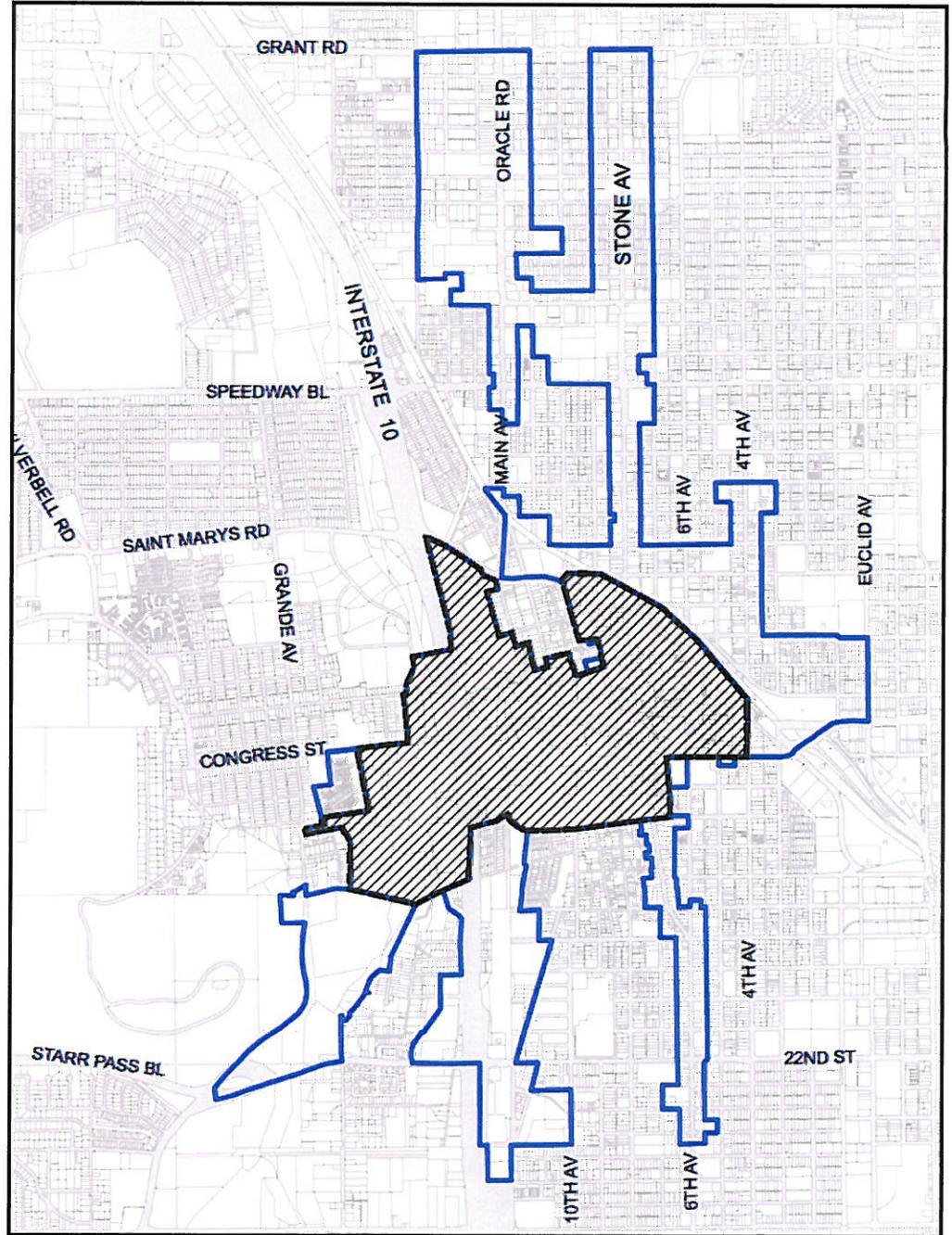
IID Section Titles

- 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
 - GIS 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

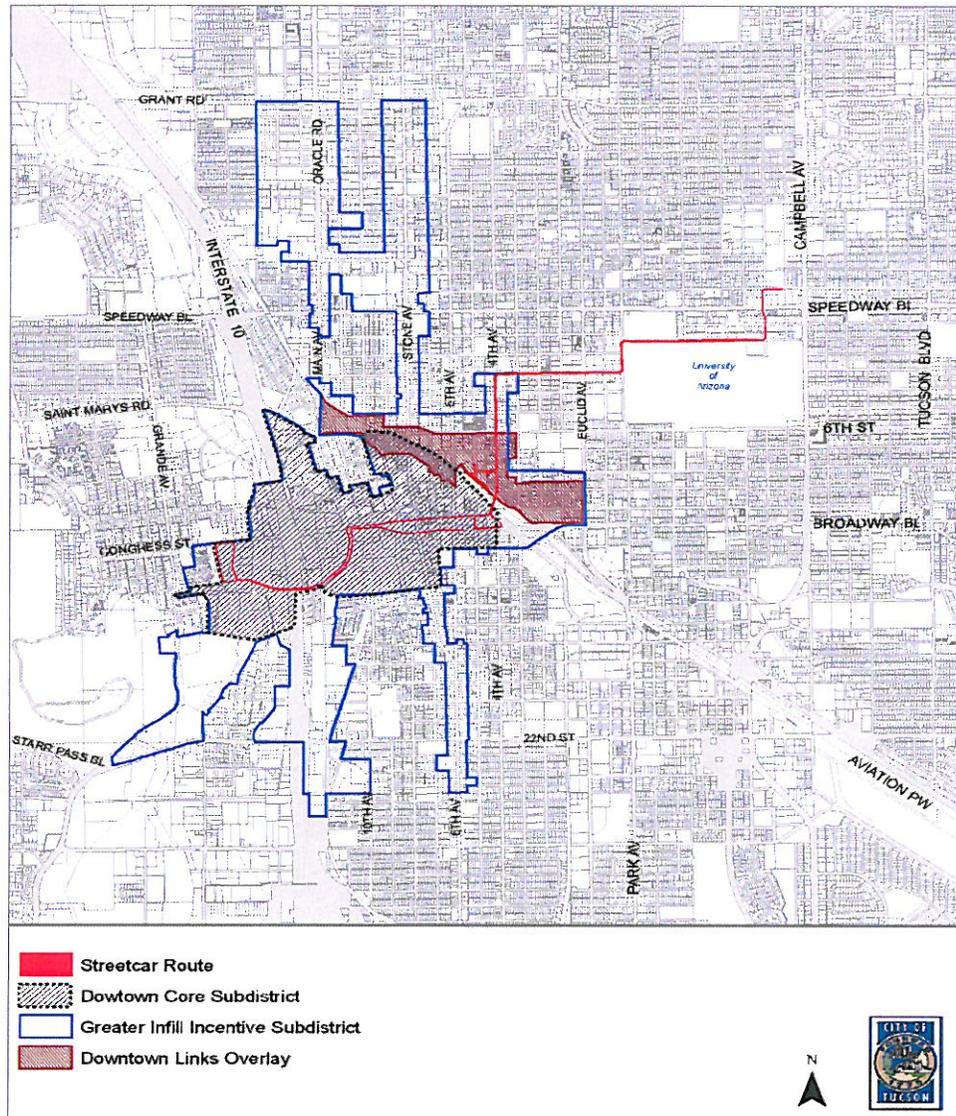
Development Review Summary

- 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



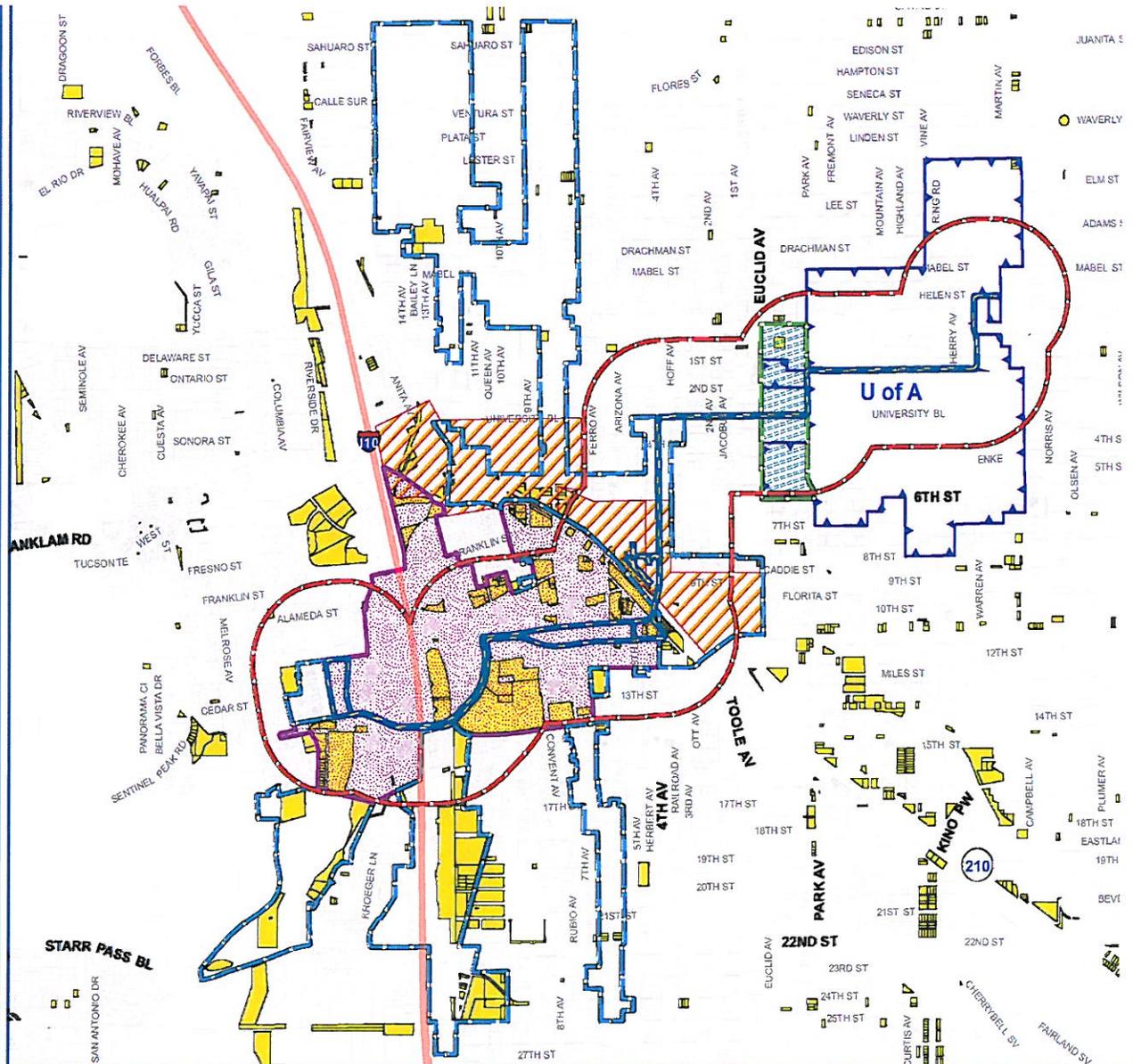
Modern Streetcar Infill Opportunities

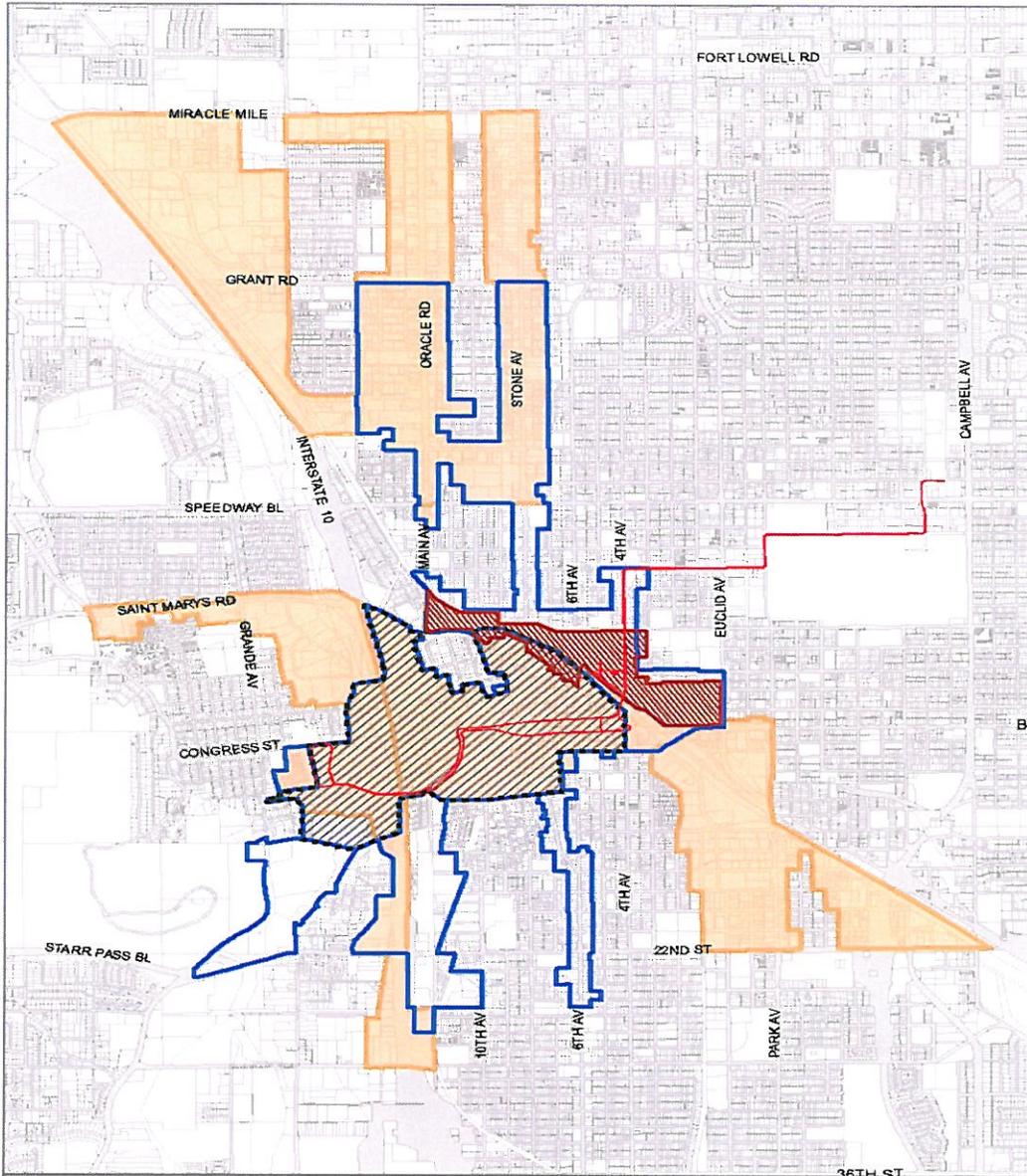
Legend

- 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)



Jim Rubinson Date: 1/23/2012

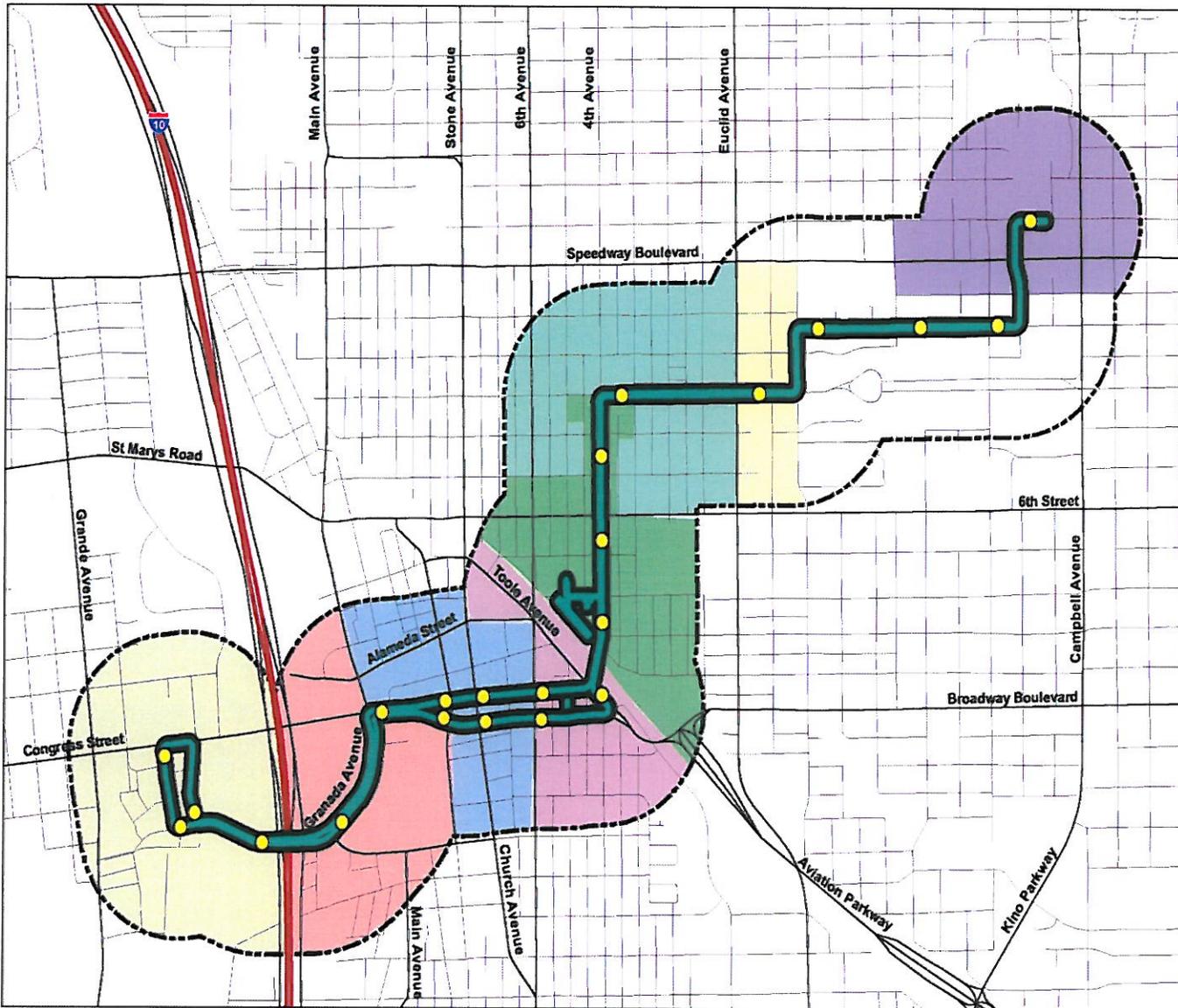




-  Downtown Links Overlay
-  Downtown Core Subdistrict
-  Greater Infill Incentive Subdistrict
-  Proposed Redevelopment Plan
-  Streetcar Route



Streetcar Land Use Plan Study Area



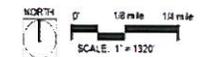
Legend

- Major Streets
- Interstate 10
- Tucson Modern Streetcar Line
- Tucson Modern Streetcar Stops
- - - Quarter-Mile Focus Area

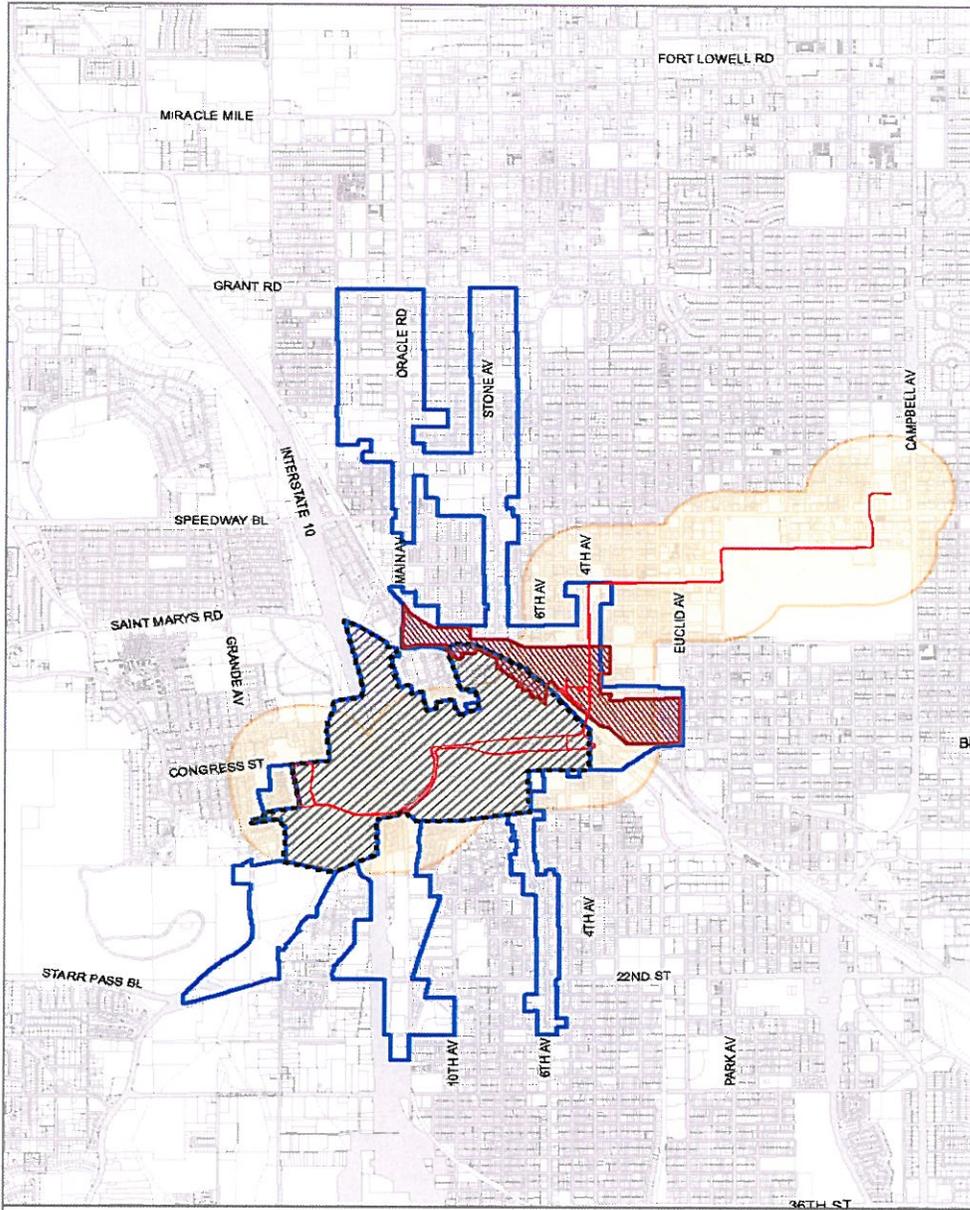
Character Areas/Subareas

- Eastern Terminus
- Main Gate
- Central Segment (University Boulevard)
- Central Segment (4th Avenue Business District)
- Downtown Entertainment District (Congress & 4th Avenue Activity Center)
- Downtown Entertainment District (Downtown Central Business Center)
- Downtown Cultural/Convention District
- Western Terminus

Source: Pima Association of Governments & Pima County Department of Transportation Geographical Information Systems, 2012

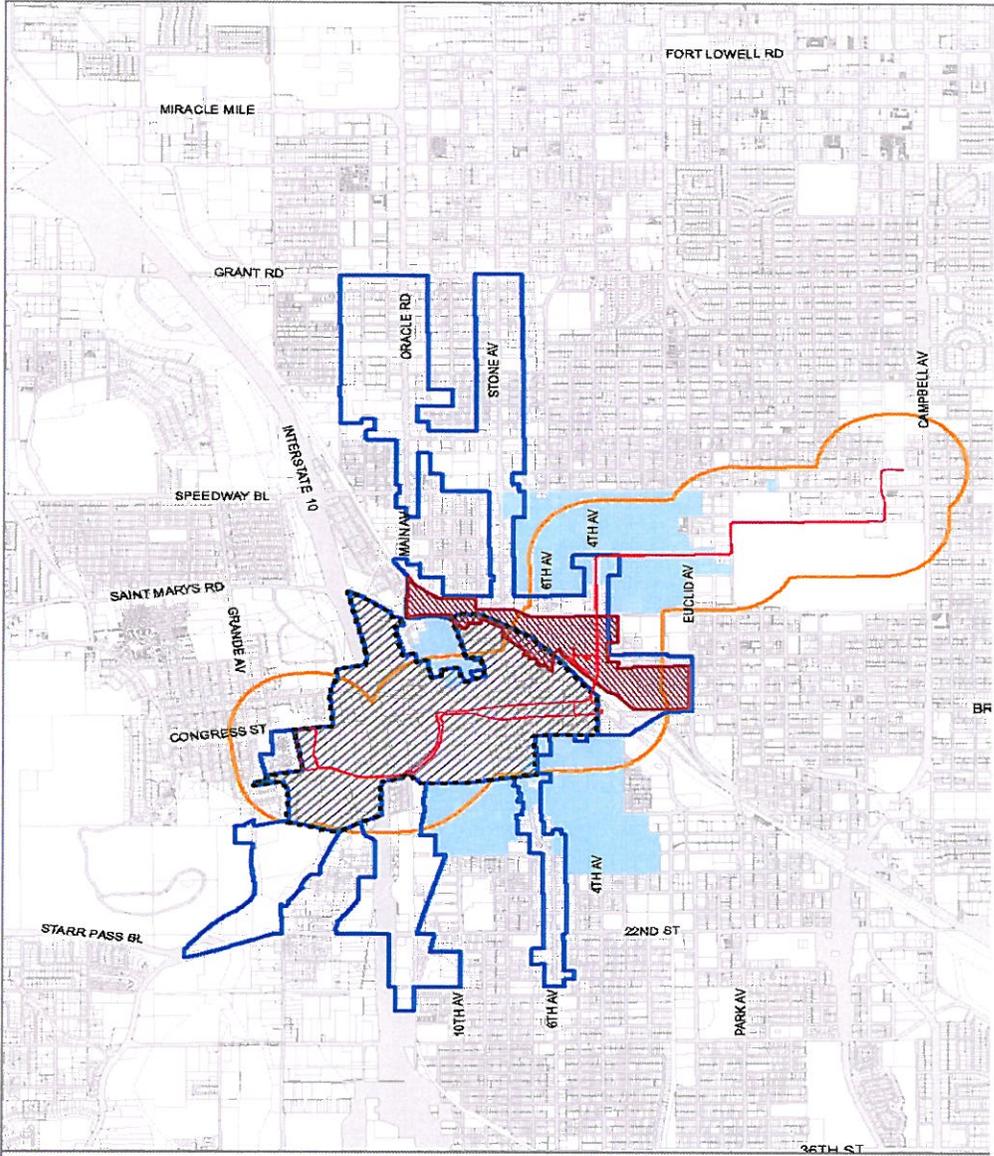


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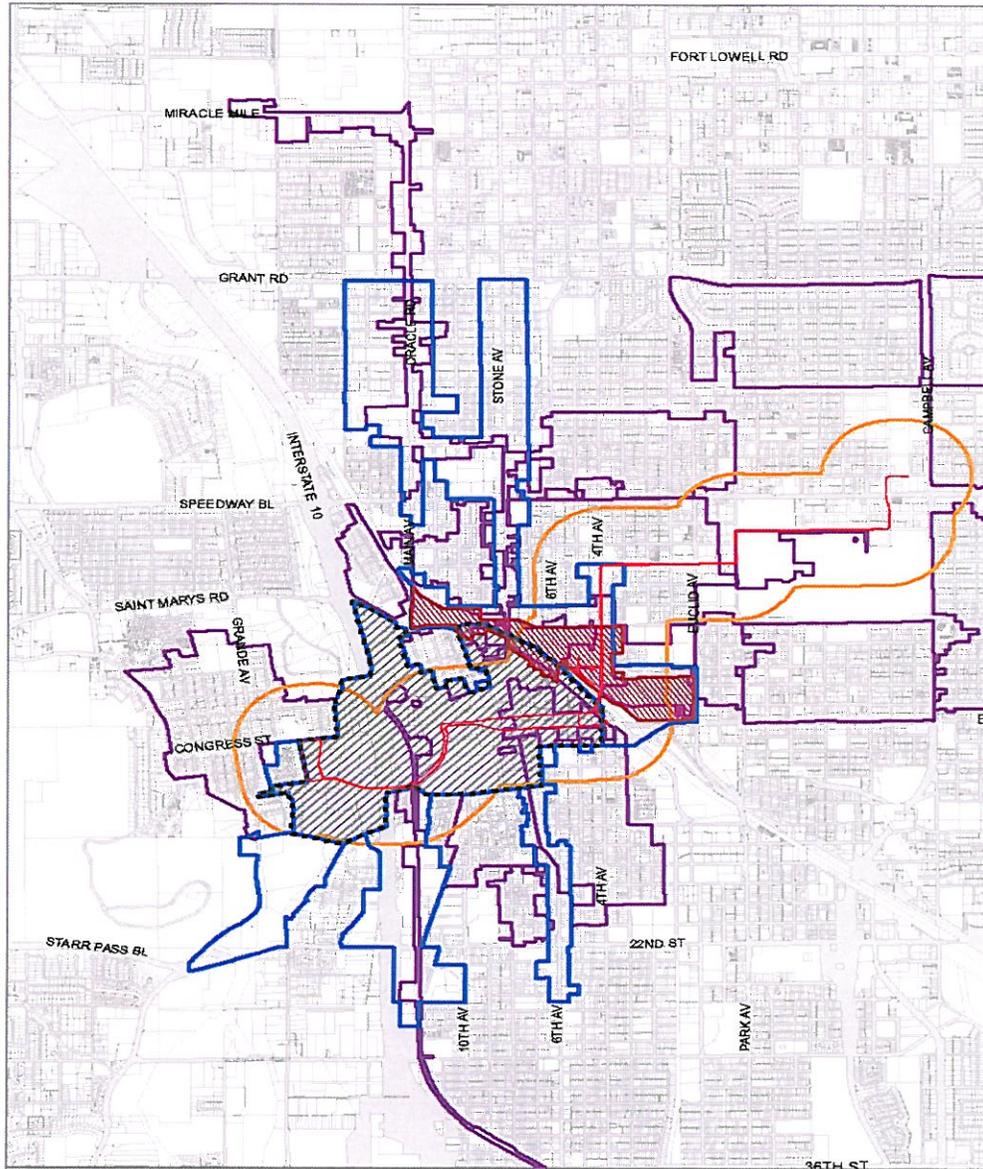
-  Downtown Links Overlay
-  Downtown Core Subdistrict
-  Greater Infill Incentive Subdistrict
-  Streetcar Route
-  Streetcar Land Use Study Area





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

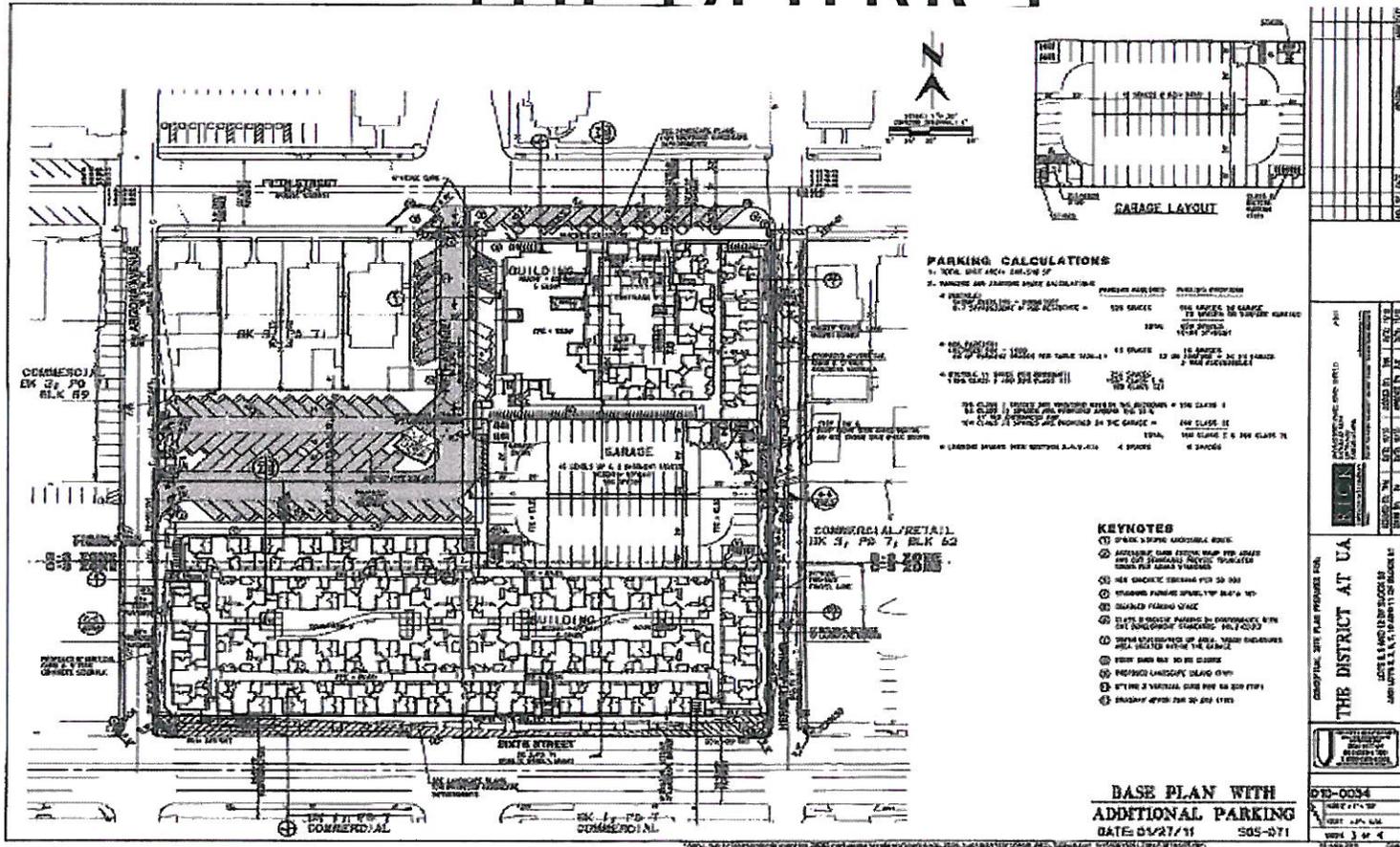




- Streetcar Route
- Downtown Links Overlay
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THE DISTRICT



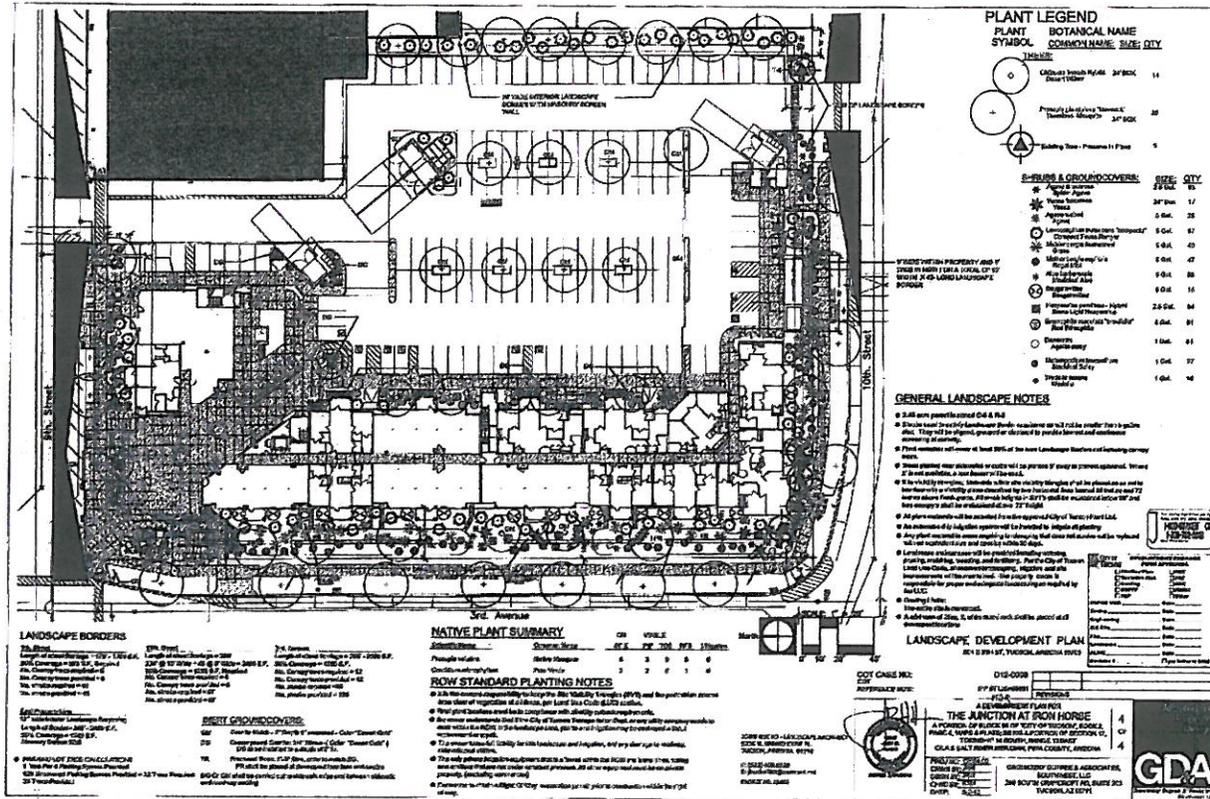




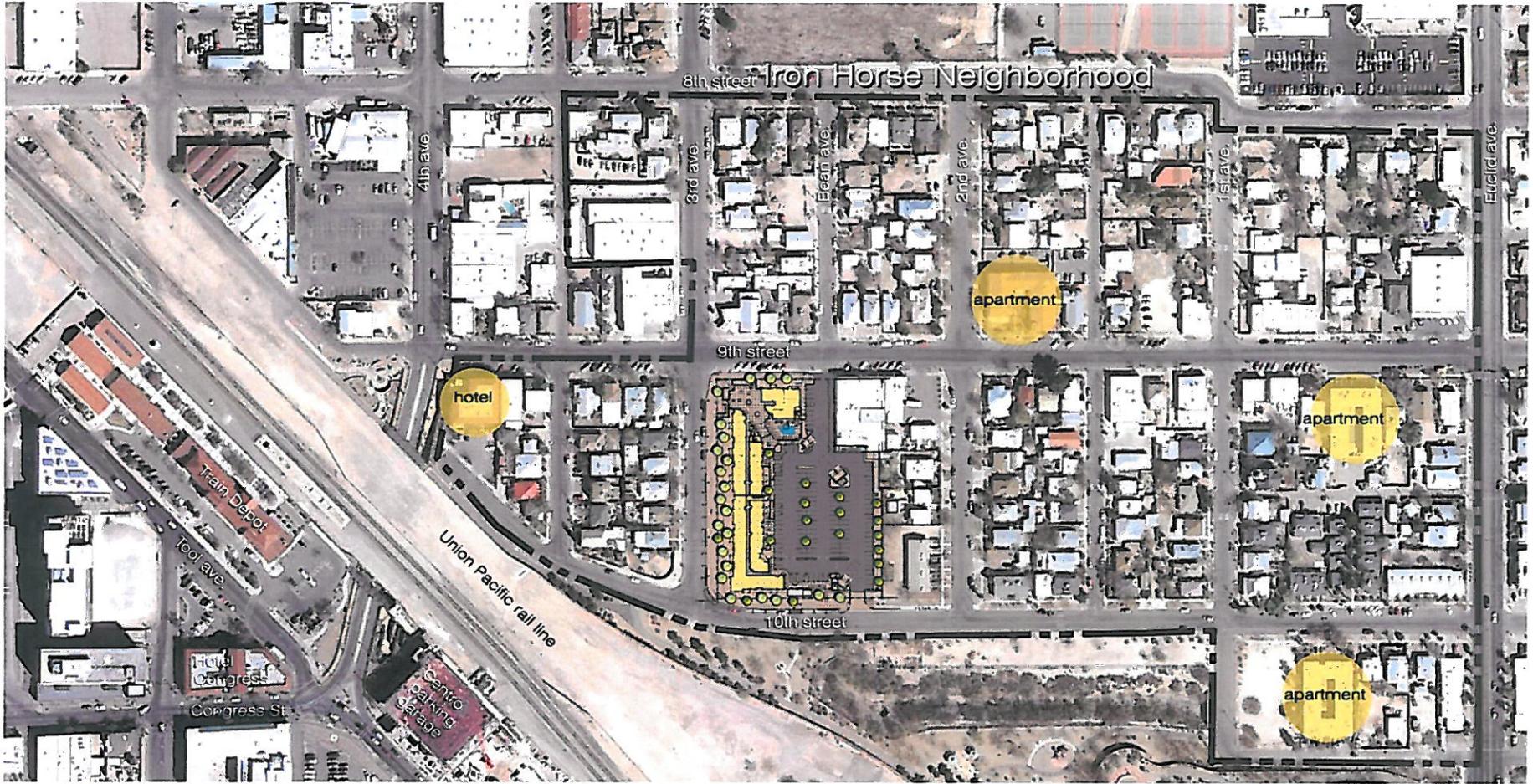




JUNCTION AT IRON HORSE



MDR Plan May 15, 2013
 J. Ashworth



Iron Horse Neighborhood - area plan for the Junction

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

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

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

Junction @ Iron Horse Neighborhood



Perspective: architectural treatment based on neighborhood examples

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

Junction @ Iron Horse Neighborhood

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.”**

Ad Hoc Non-voting IID Subcommittee Members – Draft List

Names Mentioned at the 7-22-13 IID Planning Commission Subcommittee

Developers/consultants

- Jim Campbell - developer
- Keri Silvyn - attorney/land use consultant
- Jason Wong - developer
- Allyson Solomon – MPA (told at 7-22-13 meeting that she could participate as part of the audience)

Other Interests

- Jan Cervelli – University of Arizona
- Corky Poster – consultant on Streetcar Land Use Plan/City Design Professional
- Richard Fe Tom – City Design Professional
- Demion Clinco – President, Tucson Historic Preservation Foundation

Neighborhood representatives

- Chris Gans - WUNA
- John Burr (sp?) – Armory Park
- Richard Mayers - WUNA
- Diana Lett – Feldmans

Received from Councilmember Kozachik

>>> Steve Kozachik 07/22/2013 10:01 PM >>>

Jim;

A couple of thoughts -

First, you might suggest to the sub-committee that they consider inviting the Main Gate Design Review Committee to be a part of the donut we were discussing tonight.

Also, re the August 9th road trip, what time is that going to take place? Same for the September 9 and 23 meetings.

Finally, memory jogger for you to have somebody send me the sign in sheets for each of the sub-committee meetings that have been held so far.

Thanks, stevek

The Main Gate Design Review Committee – membership

Jan Cervelli - University of Arizona

Bob Smith - University of Arizona

Chris Gans – WUNA

Jim - WUNA

Jan McCollum – Marshall Foundation

Tom Warne - Marshall Foundation

Rick Gonzalez – City Design Professional

Information from Diana Lett – Feldmans Neighborhood Representative

I'm interested in serving on the GIID Stakeholders Advisory Committee. I'm not sure how much of a resume is wanted, but below and attached are some highlights:

COMMUNITY LEADERSHIP POSITIONS

- a.. Officer of Feldman's Neighborhood Association, a neighborhood within the GIID, 1997-present
- b.. Neighborhood Representative on Campus-Community Relations Committee, 2003-2009 and 2012-present
- c.. Member of NPZ Stakeholders Committee, 2007-2008
- d.. Member of Feldman's Design Manual Committee, 2008-2009
- e.. Chief negotiator on neighborhood side re Casa de los Ninos PAD, 2011
- f.. Chief negotiator on neighborhood side re planned QuikTrip gas station at 203 E. Speedway, 2011

OTHER COMMUNITY AFFILIATIONS

- a.. Neighborhood Infill Coalition (NIC), circa 2000-present
- b.. Pima Council on Aging Ambassador Program, 2003-present
- c.. Liveable Neighborhoods Coalition (LiNC), 2009-2010
- d.. Core Barrios and Neighborhoods Coalition (CoreBaNC), 2012-present
- e.. El Rio Coalition II, present

EDUCATION

- a.. B.S., University of Massachusetts at Boston, 1983
- b.. Doctor of Philosophy, University of Arizona, 1998
- c.. Master of Social Work, Arizona State University, 2004

PROFESSIONAL CREDENTIALS AND AFFILIATIONS

- a.. Licensed Social Worker, 2004-present
- b.. Licensed Independent Substance Abuse Counselor, 2008-present
- c.. National Association of Social Workers, 2001-present
- d.. National Association of Alcohol and Drug Abuse Counselors, 2004-present
- e.. International Society for the Study of Trauma and Dissociation, 2005-present

I will be happy to provide more information if it would be helpful, but I am mindful that the Planning Commissioners have a great deal of reading material.

Recommendation from Bill Ford, Architect/Feldmans Neighborhood Representative

Gentlemen

I would like to make recommendations for the GIID Citizen-City Forum. I understand that the group will be 5 residents and 5 developers interests. Some black and white in the mix is helpful, but the mix needs some creative diversification on both sides for a WIN-WIN outcome. Some of the resident component needs to be willing to accept edge growth and understand business. Some of the developer component need to possess urban oriented design vision and understand neighborhoods. Here are three more suggestions that can fit either side. I am long time architect and Feldman's resident. I understand neighborhood pressure and business. Bob Vint is a long time architect and 6th Street business owner. He understands business and urban neighborhoods. Bob Schlanger is a 40 year Stone Ave. business owner and understands neighborhood growth, business needs and future trends.

The right forum should lead to a proactive design-incentive oriented addition to GIID that serves to help strengthen neighborhoods and continue to incentivize quality edge development on both sides of neighborhood boundaries. How we handle these boundaries are key along any high impact edge development. More importantly, this work can be a necessary first step for other overlay improvements and give direction for future studies. Please also view my latest post on transition-stabilization zones for some background of my thoughts. I am told by reputable planning sources that these concepts deserve serious study, particularly at this time. Thank you.

Bill Ford

<http://urbanuniversityinterface.com>

Preservation Through Attraction