



Planning Commission Subcommittee
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Tucson, Arizona 85726-7210
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MEETING NOTICE

PLANNING COMMISSION SUBCOMMITTEE – IID REVISIONS

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Planning Commission Subcommittee and to the general public that the subcommittee will hold the following meeting which will be open to the public on:

Monday September 9, 2013, at or after 6:00 PM

WOODS MEMORIAL LIBRARY
3455 NORTH 1ST AVENUE
TUCSON, ARIZONA

AGENDA

1. Call to Order/Roll Call
2. Commissioner Patten to take place of Commissioner Rex on the subcommittee
3. Approval of Meeting Summary, July 22, 2013
4. Brief staff summary review of the field trips with the individual commissioners.
5. Open Forum to discuss with the public and the subcommittee the Six Key Points of Mayor and Council Direction
 - a. Give more prominence to neighborhood protection;
 - b. Clarify the role of formal commitments that run with the land;
 - c. Ensure the IID stays an incentive;
 - d. Provide for a design review element;
 - e. Look to not create redundancy with the proposed Downtown Links overlay and IID as is practical;
 - f. Work with the Streetcar Land Use Plan consultant team to ensure consistency with streetcar corridor planning.
6. General Discussion
7. Future Agenda Items and Meeting Dates
 - Selection of new Chair
8. Call to the Audience
9. Adjournment

Note: The subcommittee may allow public comments and/or act on any item.

Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting Jim Mazzocco, Planning and Development Services, 791-5550. Requests should be made as early as possible to allow time to arrange the accommodation.



**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 GIIS 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.

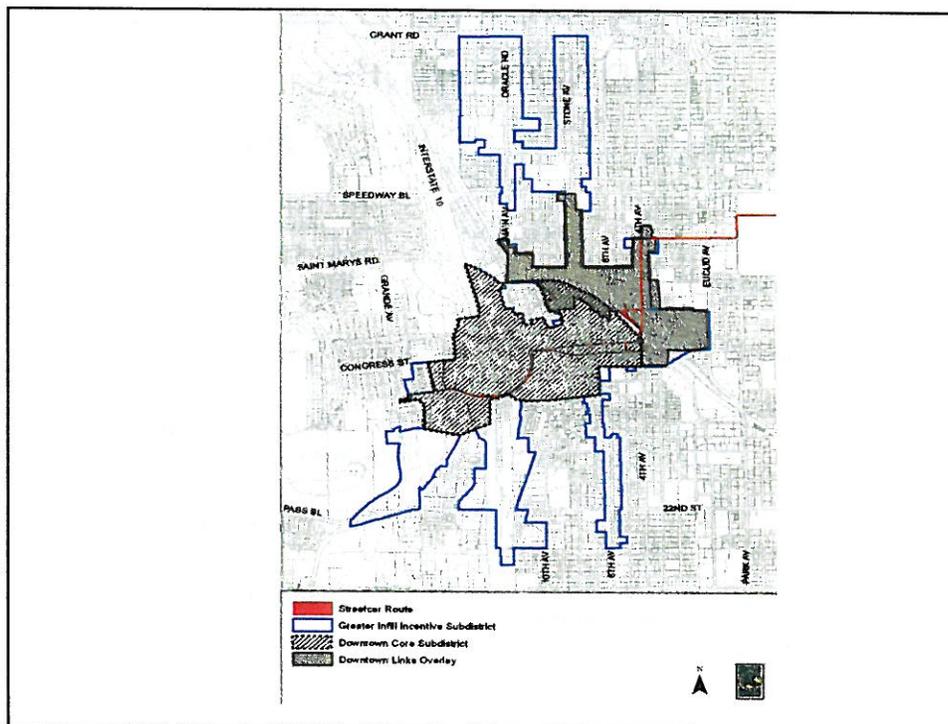
No action was taken.

8. Adjournment

Meeting adjourned at 7:45 PM.

S:\IID Revisions\Agendas and LAR\PCSC LAR draft 7.22.13.doc

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

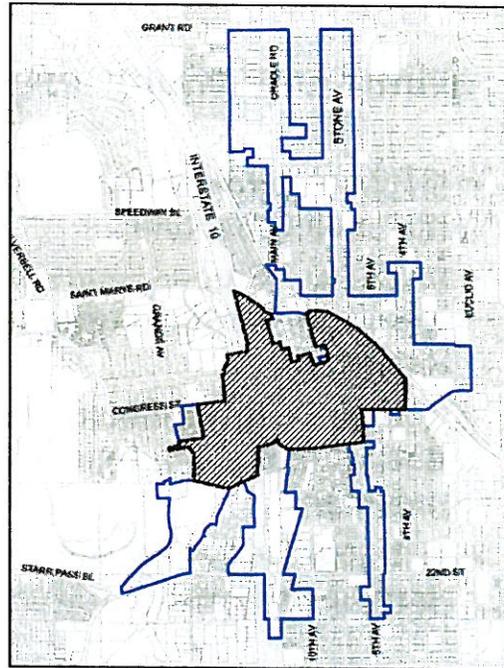
IID Section Titles

- 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



GIIS 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 PDSO 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 (✓)
CRYLATER SWELL PROJECTIVE SUBDISTRICT											
The District	358 N 3 rd Ave. C-3B-3	5-story student housing	New	Adjoining & Adjacent	Completed, in use	Fully parked per code	✓	✓	✓ loading	✓	✓ FAR (base area ratio) Surrounded by National Register and Pending National Register Districts and HPZ?
Junction of Iron Horse	304 E 3 rd St. C-3B-3	4-story student housing	New	Adjoining & Adjacent	Construction imminent	✓ IPT (Individual Parking Plan)	✓		✓ refuse collection		Iron Horse Expressway Nat'l Register District
241 R 4 th	201 N 4 th Ave. C-3B-1	Reconstruction	Integrate historic building and expand	½ block	Construction imminent	✓ Agreement with Park/Wat	✓ (existing bldg.)				Warehouse Nat'l Register District
Ch's Lounge	350 N 4 th Ave. C-3	patio expansion	Existing	1 block	Completed, in use	✓ Agreement with Park/Wat			✓ trash	✓	Pending 4 th Ave. Nat'l Register District
Sky Bar	336 N 4 th Ave. C-3	patio expansion	Existing	Adjacent	Not built	✓ (25% or less)					✓ onsite PAAL with parking area access lane Pending 4 th Ave. Nat'l Register District
Five Palms	747-749 S 1 st Ave. MC-3	2-story retail and commercial	New	Adjacent	Not built; some progress for 7 stories; Michael submitted in 2012	✓			✓		✓ encroachment into SVT (night visibility triangles) Armory Park Nat'l Register District & HPZ

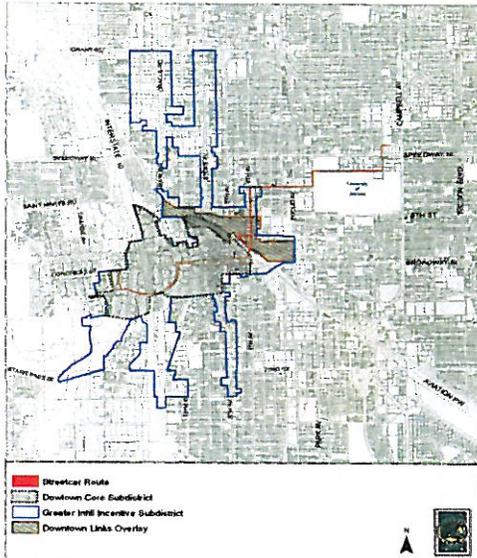
Development Review Summary

- 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

CITY OF TUCSON

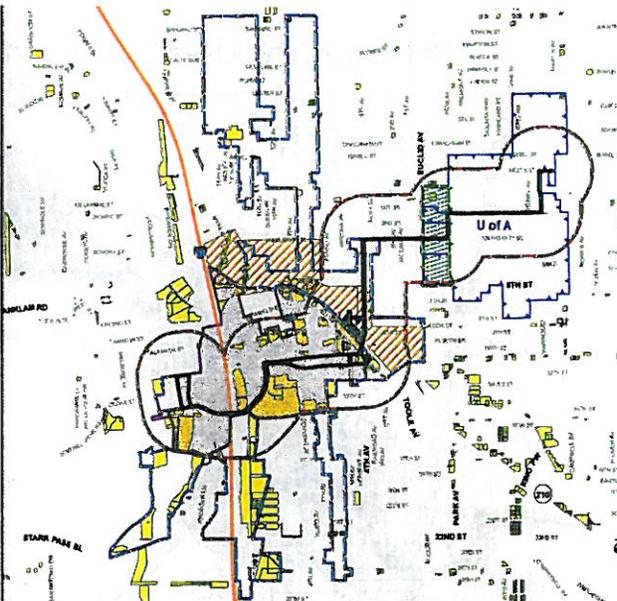
Modern Streetcar Infill Opportunities

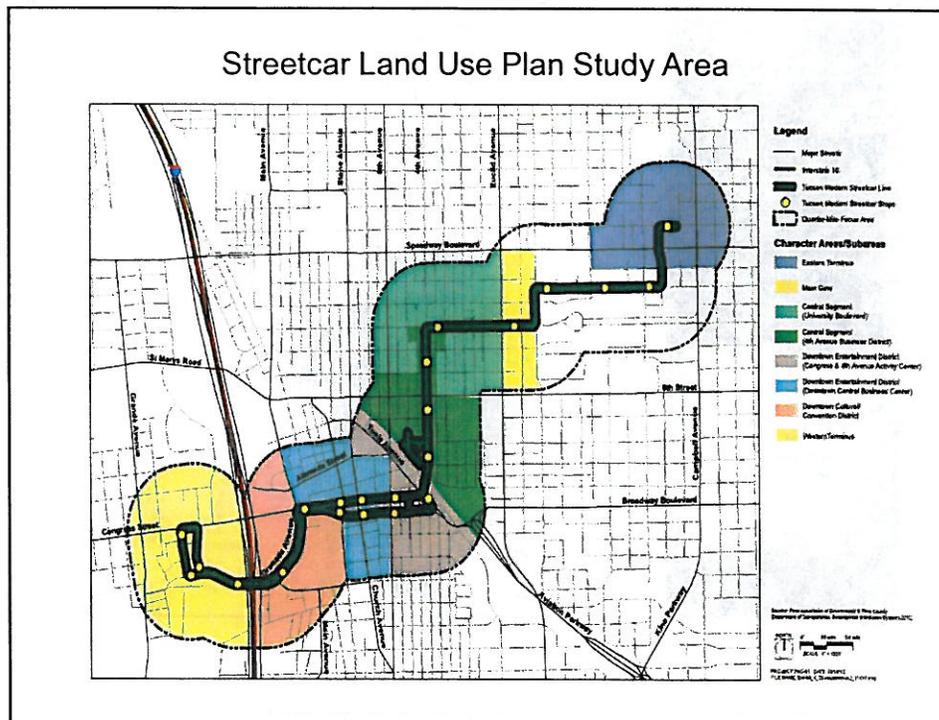
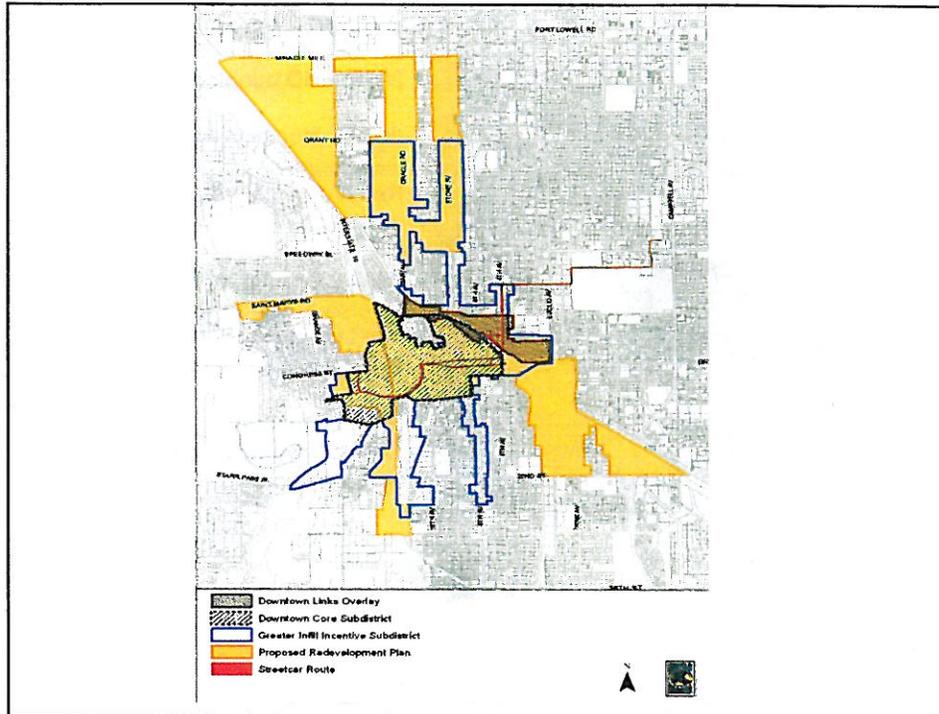
Legend

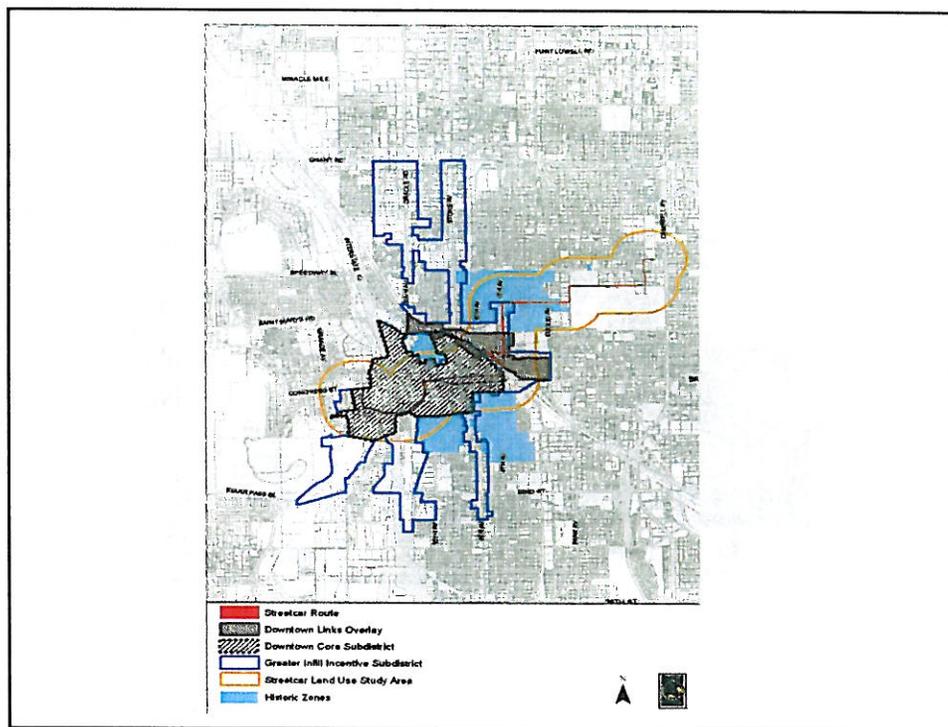
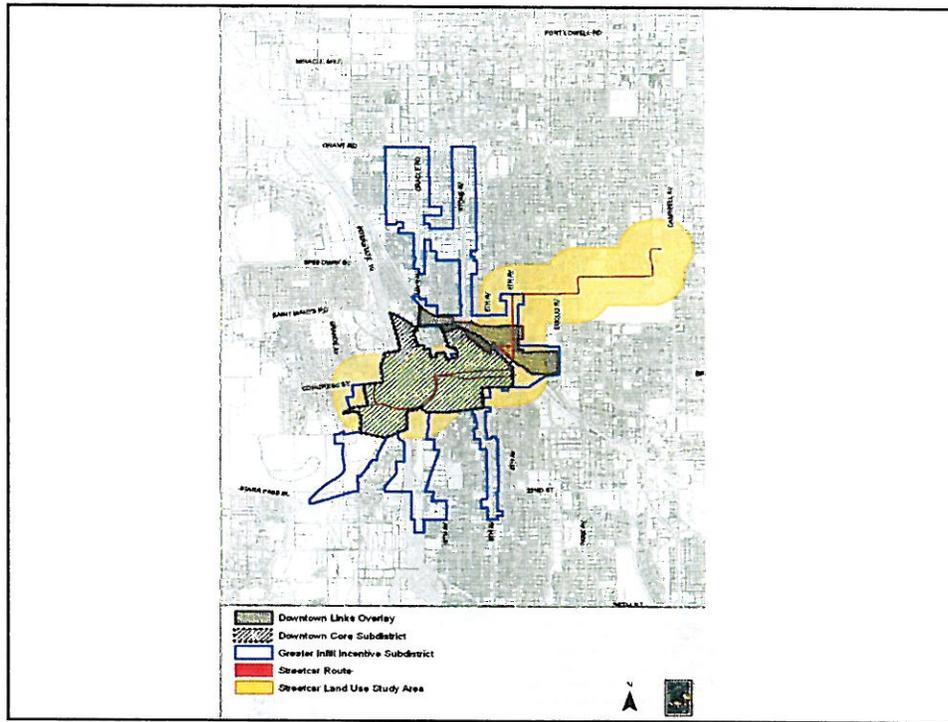
- Modern Streetcar
- Quarter Mile Focus Area
- UA Campus Planning Area
- City Owned Parcels (including parking)

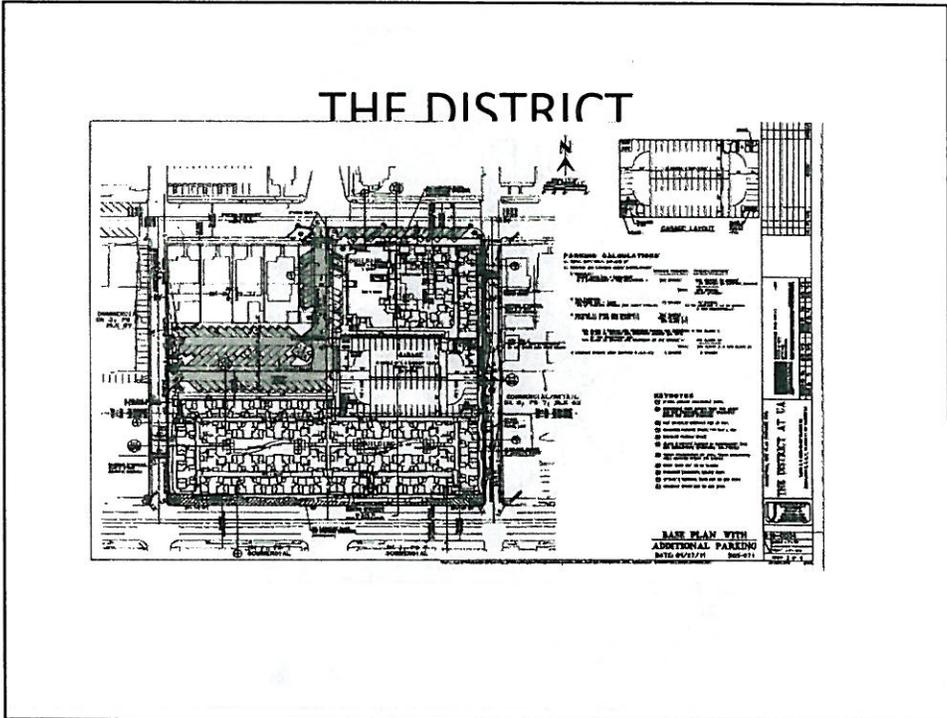
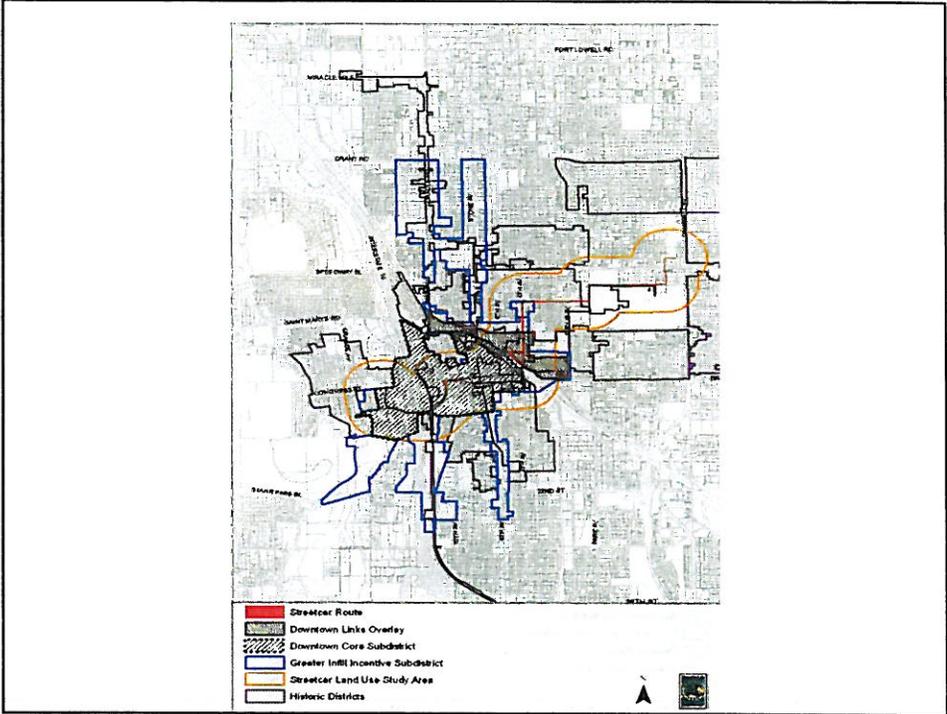
Infill Areas

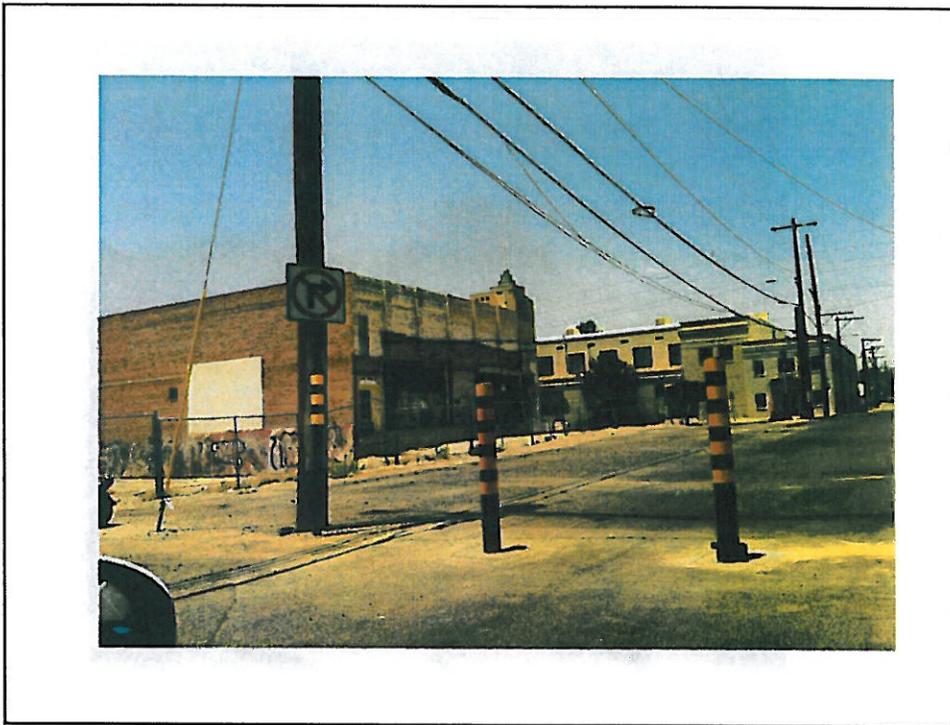
- Greater Infill Incentive Subdistrict
- Downtown Core Subdistrict
- Main Gate District
- Downtown Links Urban Overlay (proposed)





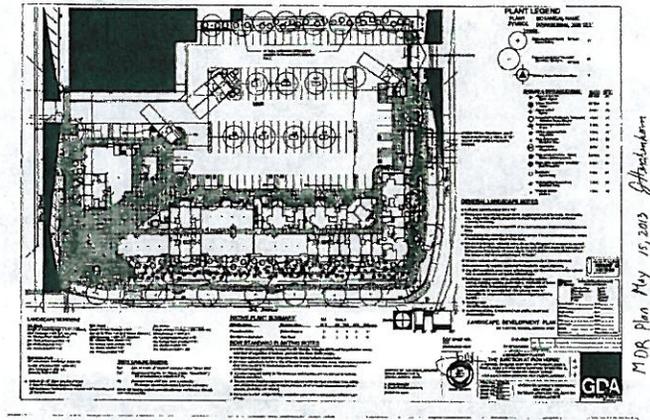








JUNCTION AT IRON HORSE



Iron Horse Neighborhood - area plan for the Junction

 **GDA** Geographic Data Associates
10000 17th Street, Suite 100
Denver, CO 80202
Phone: 303.733.1111

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

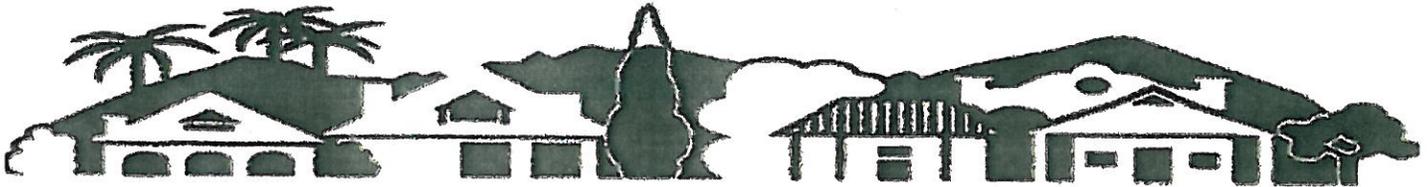
- **"Indeed the IID provisions leave no Mayor and Council approval requirement, and beyond the single neighborhood association meeting, no further review or negotiation is required under the IID."**
- **"We have seen loosely made commitments by development companies during plan review fail to come to 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.”



Armory Park Neighborhood
Association

PO Box 2132, Tucson, AZ 85702
(520) 955-9424
armoryparktucson.org

September 5, 2013

Planning Commission IID Subcommittee
c/o Jim Mazzocco, PDSD
Public Works Building
201 N. Stone
Tucson, AZ 85701

Dear Subcommittee Members:

RE: Specific problem areas of the IID/GIID in the Armory Park Neighborhood.

The Armory Park Neighborhood was the first historical area studied after the clearing of the original barrios during Urban renewal in the 1960's and early 1970's. It was targeted for partial demolition for the Butterfield Stage Expressway and rezoned to direct future redevelopment of the area as an annex to the downtown area. The Butterfield proposal was defeated, but not the accompanying zoning changes. Many homes in the area, still in vital residential areas became zoned for commercial and office redevelopment.

The UA School of Architecture created a comprehensive survey in the document Armory Park FF74. It identified Armory Park as an important national historic district and worthy of preservation. It became the first National Register Residential Historic District in Arizona in 1974. A significant majority proportion of all property owners had to opt in. Later, the State recognized it, and finally the City of Tucson, with the creation of the Armory Park Historic Preservation Zone. In the intervening years it has become one of the most vital, maintained, and valuable neighborhoods in the central region of the city.

It's residents, in partnership with the COT and other area residents helped craft the Old Pueblo South Plan, and the El Centro Plan on the northern boundary and a small area of Historic Public Buildings on its northwest corner. Both plans respected all stakeholders. Much of the same area was included in the Rio Nuevo District plan, as well, which preserved design criteria, and a public oriented Design Review Process that ensured the integrity of the historic buildings within our three districts (federal, state, and municipal).

However, the creation of the IID Zoning Overlay in 2006 severely impacted our ability to protect "our" historic buildings within its area boundaries, by removing the restrictions that had protected them in the new MDR (modified development review) standards process. When the IID was expanded with the GIID extensions to original downtown district, it now incorporated the entire western and northern blocks of our Historic District, and even included substantial areas within our Neighborhood Preservation Zone, that had, unfortunately been rezoned for commercial or office purposes, despite their actual use. It was only through direct action on our part that no historic residentially zoned parcels were included, although many were proposed.

We have created the following listing of actual buildings impacted by the IID and GIID rezoning overlay. Please see the enclosed map for further clarification of these numbers. They are generally self evident.

Within the IID Area Plan:

- 25 Contributing Buildings in our Residential Historic District (HRD)
- 12 Contributing Buildings within our Historic Preservation Zone (HPZ)
- 14 buildings used as residential dwellings, though otherwise zoned
- 10 Contributing Structures to our HRD now demolished

Within the GIID Area Plan:

- 61 Contributing Buildings of our HRD
- 30 Contributing Buildings of our HPZ
- 37 buildings used as residential dwellings, though otherwise zoned

Since 1974 the cumulative impacts have been:

- 37 Contributing Buildings in the HRD demolished
- 7 Contributing Buildings in our HPZ demolished

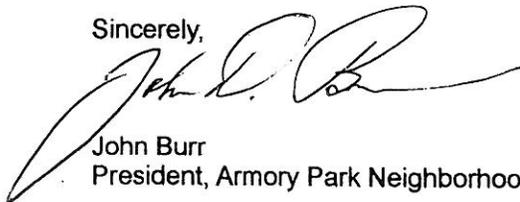
Please also note that the map also illustrates:

- 18 Contributing Buildings in the Barrio Veijo (Libre) HPZ
- 2 contributing buildings in the APRHD, but in the Santa Rita Neighborhood
- 15 Eligible Historic Building in the Downtown Historic District (pending) that are within APNA boundaries

In light of these disturbing findings, **APNA formally requests that all parcels, whatever the zoning in our HPZ be removed as eligible in any IID/GIID development options.** We further request that unless a significant design review component, ensuring legal protection for historic structures is incorporated into possible revisions of the IID/GIID enabling legislation, that all areas of our AP National Residential Historic District also be removed from the IID/GIID area map, as well.

Thank you, in advance for your consideration.

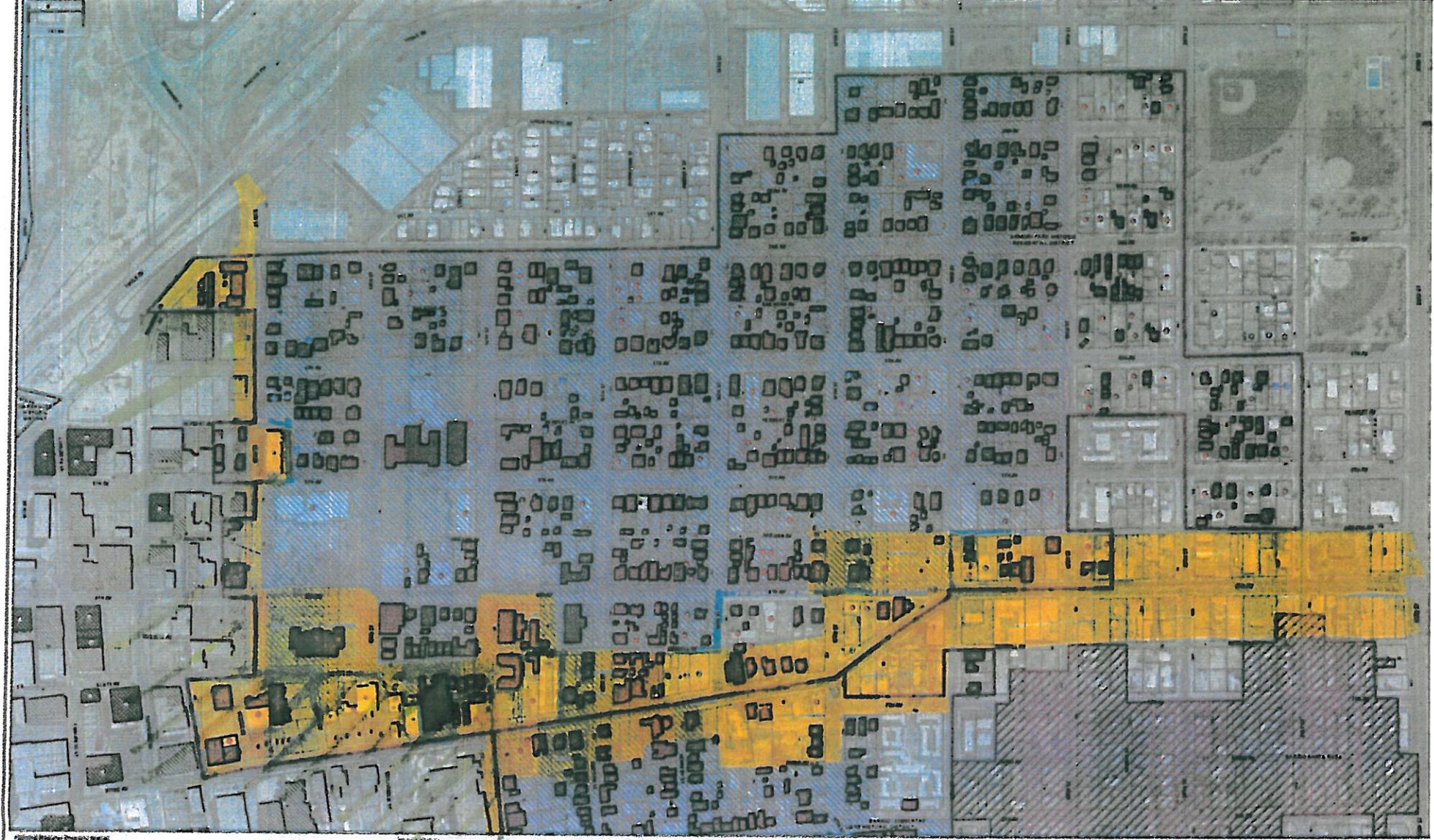
Sincerely,



John Burr
President, Armory Park Neighborhood Association

Cc: APNA, Wards V, VI

ARMORY PARK HISTORIC RESIDENTIAL DISTRICT



National Register Historic District
 Individually Listed
 Contributing
 Non-Contributing
 No Data
 Districts with Individually Listed
 Districts with Contributing
 Districts with Non-Contributing
 Districts with No Data
 Historic
 Non-Historic
 Historic National Register District
 Historic National Register District
 City of Tucson
 Historic Preservation Zone

District Established: 1979
 District Amended: 1999
 District of Expansion:
 Individually Listed
 Contributing
 Non-Contributing
 Districts
 4
 617
 134
 21

City of Tucson
 Historic Preservation
 Department
 255 North First Avenue, Suite 200
 Tucson, Arizona 85724
 Phone: 520-222-3333
 Fax: 520-222-3334
 Website: www.tucson.gov

■ Neighborhood Preservation Zone
 ■ GIID Overlay Zone
 ■ IID Overlay Zone

CORE-BaNC

CORE Barrios & Neighborhoods Coalition

September 4, 2013

Recommendations for Needed Changes to the IID/GIID Legislation For Consideration by the Planning Commission Infill Incentive Subcommittee and the COT PDS.

Dear Commissioners and PDS Staff:

CORE-BaNC has a simple mission: To enhance and protect the quality of life in our neighborhoods and barrios. Over the last two years its members have recognized that land use changes are one of the most important common shared issues we face. As members of the public, residents of the city, and members of core city neighborhoods, we collectively see that new zoning overlay districts implemented by the City of Tucson over the past few years have the potential to substantially change the fabric of our neighborhoods and change the paradigms that have allowed them to flourish over the many preceding years and decades. The creation of the earlier neighborhood residential historic districts (RHD) that led to the formation of preservation zones (HPZ), in conjunction with downtown districts and urban core zones had been an equal partnership of stakeholders enabling the larger revitalization of the entire downtown area. The guarantee of safeguards, protections, and a design review process allowed individual investment to revitalize the central historic neighborhoods over a period of more than thirty years.

The Downtown CBD, El Centro, Old Pueblo South, Rio Nuevo and Downtown Zone, and many neighborhood area plans all were created by staff and stakeholders with significant input and direction given by resident stakeholder committees and groups. Sadly, that shared process now no longer appears to be the case.

The IID was initially instituted with no formal public hearing. Its expansion and extensions did merit hearings, but few changes were made because no one had yet seen the unintended consequences of flaws to that legislation that lead to recent inappropriate development projects. We are grateful that Mayor and Council has now seen the need to direct you to correct and mitigate its inherent problems that are now recognized.

We hope this letter will emphasize specific recommendations we can make at this time to help address and correct the specific deficiencies of the IID in context of the six parameters identified by the PDS as your scope of work. Please note that this is a working document and will require further recommendation and refinements as the process unfolds.

Our goal in making these recommendations is to reinforce the public-private partnership that created a revitalized downtown over a decades long process and restore the equilibrium that we feel is necessary for continued growth, stability, livability, and vitality that benefits all stakeholders--existing and new.

Below are the six parameters and our current specific recommendations for each.

1. Give more prominence to neighborhood protections

- **Remove all properties in HPZ's and NPZ's from eligibility for the IID option.**
- Mandate at least two neighborhood meetings, and require that initial input is considered, respected and included during and throughout the planning process.
- Require equal notice of proposed and pending projects, in addition to approved projects so better options may be developed before planning approval of completed designs.
- Require transitional buffer zones between incompatible uses.
- Use neighborhood historic districts (current, pending, and actual) as guides to appropriate developer buffer zones, as they were intended.
- Require additional criteria, such as actual/grandfathered use of properties rather than current strict zoning classifications in consideration of appropriate new development.
- Require proof of contractual obligations to participate in ParkWise programs and structures to mitigate claims of no impact to adjoining area residents by the granting of MDR's that eliminate parking requirements.
- Create criteria that must be met for planning approval by including traffic, noise, viewshed and solar conditions, ingress and egress, and parking among others.
- Because the IID is optional, require development agreements between developers, the COT and neighborhoods that are legally enforceable and transferable with the property.

2. Clarify the role of any formal commitments between the owners/developers and neighbors

- **Again, require that both HPZ and NPZ properties are ineligible for IID MDR's.**
- Create legal process for binding developer agreements between new developments and surrounding stakeholders.
- **Mandate that all historic eligible properties cannot be modified in any way that makes them ineligible (using the Secretary of the Interior's Standards) nor demolished to participate in the IID MDR process. (See DLUOD language for clarification).**
- **Create an appropriate Design Review Process that requires public engagement.**
- **Create, institute and clarify built in safeguards, design principles, and development criteria as mandatory considerations and processes required to participate in a modified IID MDR.**

3. Ensure the IID stays an incentive

- The modified IID MDR process will still be a useful, and streamlined development process for properties that should be granted MDR's because of their unique placement within the downtown district and GIID subdistricts, because new restrictions have eliminated probable conflicts of interests. A Design Review Process is in place in all other competing overlay zonings. Expanded guidelines will enhance long term community benefits rather than create short-term economic benefits that may lead to near-term blight because of inappropriate planning. Also by merging the IID/GIID overlays with such overlays as RND (Rio Nuevo District, EL Centro, DLUOD and Streetcar Land Use Districts into one combined development option, that now requires a Design Review Process, the overall uncertainties and requirements will ensure the process will be streamlined for appropriate Infill Development, but requiring area planning.

4. Provide for an enhanced design review element

- Use the DLUOD planning process as a guide to create an enhanced design review element for the entire area, because it encourages an engaging public process.
- Use the RND as a guide in the creation of new area-wide Design Principles, Criteria, and Design Review through the DRB or other appropriate public bodies.
- Allow the DLUOD process to expand to all areas where appropriate.

5. Eliminate redundancy with other overlay zones/plans in the area, as practical

- Mandate and list the appropriate hierarchy of Zoning within the actual IID legislation, so that it is clear what trumps what. The term "most restrictive zoning prevails" clause in the UDC has left staff, developers, and residents to question interpretations.
- **We request that HPZ and NPZ zoning is listed as highest and over-riding, because it is the only zoning that required direct approval and participation by its affected property owners.**
- We note that underlying zoning, R, C, O, I, etc was put in place without much public participation starting in 1948 in Tucson, and was largely at the behest of politicians and staff wanting to tear down and rebuild a new inner city from scratch, by destroying past development that was considered out of date. Most of the core downtown neighborhoods were developed decades before zoning laws. Most have homes that have been rezoned as commercial, office, and even industrial. This must be recognized as an existing factor that should be included in the criteria for specific new developments.
- Residential Historic Districts were first created in the 1970's as areas that had common development and integral characteristics. The city later recognized the HPZ's as the core district of those RHD's but considered the RHD's as appropriate and intended buffers to the HPZ's. It is only a recent trend to consider resident historic districts not fully protected by HPZ status as acceptable losses for redevelopment

potential, instead of the intended revitalization of those areas, as well. This attitude is similar to what destroyed Tucson's historic Barrios more than 40 years ago.

- **The IID is the first zoning overlay that incorporated HPZ areas, NPZ areas, most RDH areas and removed all design review standards for their protections. This MUST be Corrected.**

6. Work with the Streetcar Land Use Plan consultant team to ensure consistency with that effort

- We recognize the Streetcar Land Use Plan process to date, has sought to fix the deficiencies of the DL-UOD by identifying all specific problems unique to each property within its purview. We are pleased that street-scape design is being considered as a new design criteria required for redevelopment in the area, and feel it should be included as a required element in redevelopment along its principle corridor. We believe it is possible to include a streetcar corridor plan into the process required within the DL UOD design process option, but also request the creation of design principles; a mandatory design review process--that includes public engagement, participation, and oversight; and the creation of design/approval criteria be required within the entire IID and GIID districts.
- We encourage a larger public discussion on parking issues that mutually benefits all stakeholders, mandates compliance with an area wide parking plan for all new development, including its limitations and costs before the parking relief MDR's within the current legislation can or should be approved.
- We request that dimensional (height and lot coverage) MDR's be scaled back with appropriate transition areas to immediately adjoining properties. (I.E. a 100% lot coverage MDR is inappropriate adjoining an individual residential unit.)

These recommendation note possible corrections to the observed problems created by the IID/GIID to date that we have identified. We also request that a condition of further review and refinement on a regular basis be included in the enabling legislation. Also a process for de-inclusion should be identified and defined.

To illustrate the significant problems created by overlaps or adjoining zoning problems within the 15 principle neighborhoods impacted by the IID legislation, and to clarify the HPZ, NPZ, and HRD conflicts within the IID/GIID we have included 26 maps required to illustrate those problems that are not clarified in the documentation staff has so far provided for your review. They shall constitute the appendices to this letter. We encourage each of you to visit each affected area to view the potential problems we have identified. We anticipate further refinements to the maps that include specific problem areas and individual properties at risk at a later date.

Please note as you review these documents that many HPZ, NPZ, and HRD could be impacted and potentially lose their listed status if full redevelopment of all the areas now within this zoning overlay are not addressed through changes to the enabling legislation itself.

We hope this letter and appendices help inform you of resident/stakeholder concerns in making your continuing recommendations for changes to the IID/GIID.

Thank you in advance for your consideration.

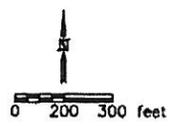
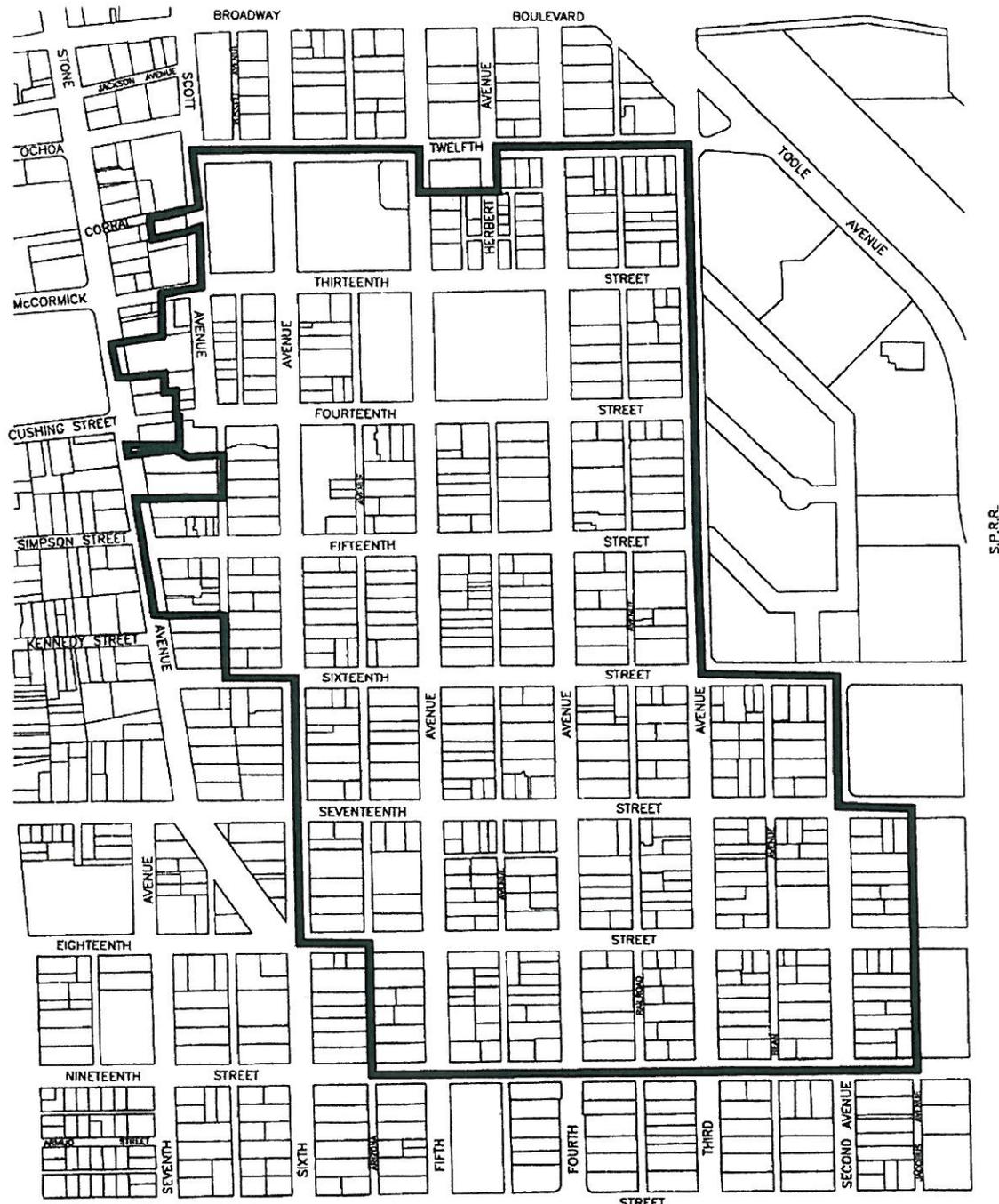
Sincerely,

Members of the CORE-BaNC Land Use Committee

enclosure: CD of pdf documents (maps)

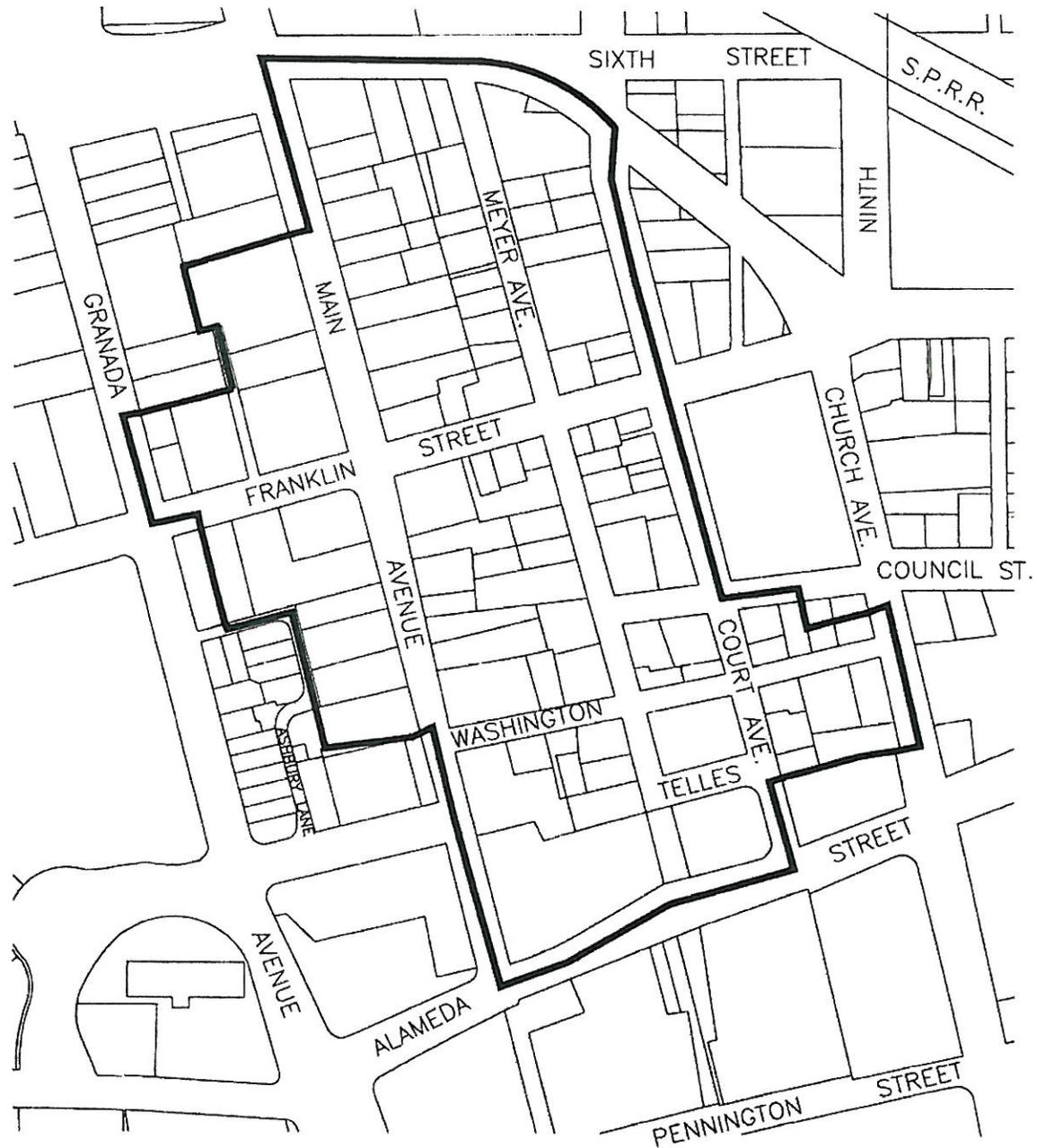
cc: CORE-BaNC

**CITY OF TUCSON
DEVELOPMENT STANDARD NO. 9-08.0
HISTORIC PRESERVATION ZONE DEVELOPMENT STANDARDS**

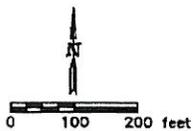


ARMORY PARK HISTORIC DISTRICT
 HISTORIC DISTRICT BOUNDARY

CITY OF TUCSON
DEVELOPMENT STANDARD NO. 9-08.0
HISTORIC PRESERVATION ZONE DEVELOPMENT STANDARDS



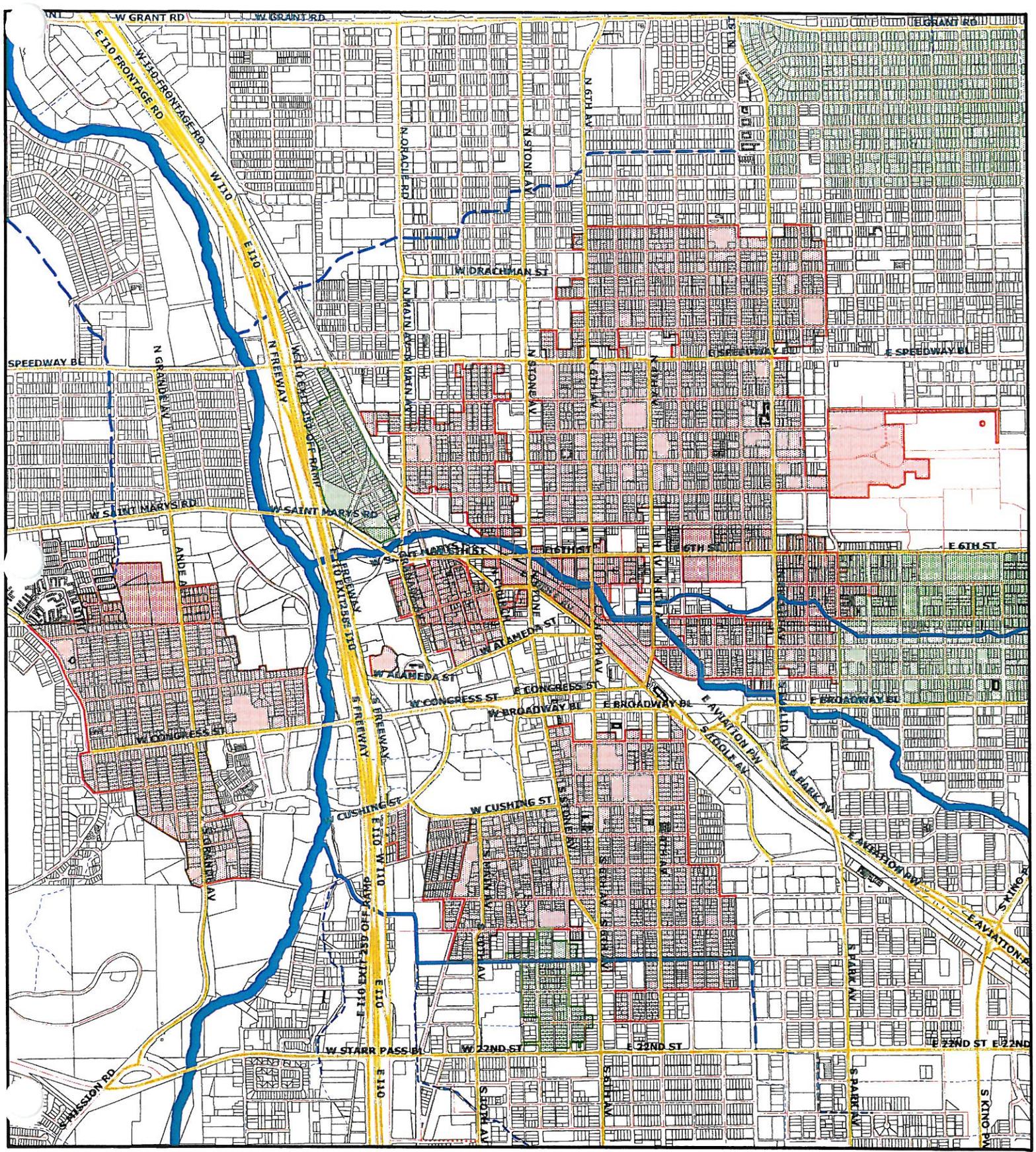
EL PRESIDIO HISTORIC DISTRICT

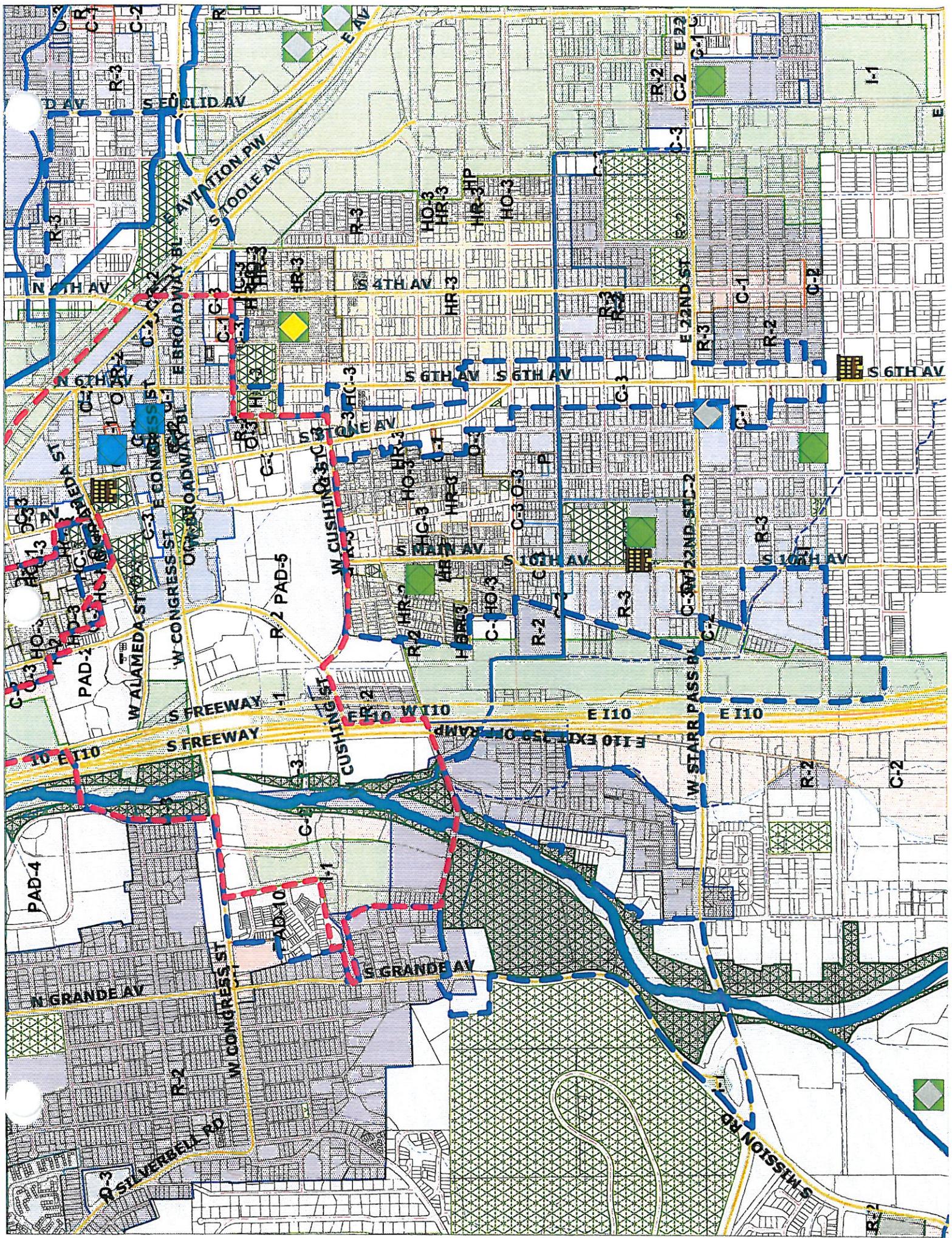


— HISTORIC DISTRICT BOUNDARY

CITY OF TUCSON
DEVELOPMENT STANDARD NO. 9-08.0
HISTORIC PRESERVATION ZONE DEVELOPMENT STANDARDS







Polygon Areas

Calculations are derived from GIS data and are estimated.
Accuracy is limited to that of the underlying GIS data.
All data is subject to this [disclaimer](#).

Name	Square Feet	Acres	Square Miles
National Register Historic District - City of Tucson Name: WEST UNIVERSITY HISTORIC DISTRICT Status: CURRENT	11,197,286	257.04	0.402
National Register Historic District - City of Tucson Name: JOHN SPRING NEIGHBORHOOD HISTORIC DISTRICT Status: CURRENT	2,812,654	64.57	0.101
National Register Historic District - City of Tucson Name: BARRIO SANTA ROSA HISTORIC DISTRICT Status: ELIGIBLE	1,392,001	31.95	0.050
National Register Historic District - City of Tucson Name: ARMORY PARK HISTORIC RESIDENTIAL DISTRICT Status: CURRENT	8,329,364	191.21	0.299
National Register Historic District - City of Tucson Name: IRON HORSE EXPANSION HISTORIC DISTRICT Status: CURRENT	1,565,785	35.94	0.056
National Register Historic District - City of Tucson Name: BARRIO EL HOYO HISTORIC DISTRICT Status: CURRENT	823,473	18.90	0.030
National Register Historic District - City of Tucson Name: WAREHOUSE HISTORIC DISTRICT Status: CURRENT	2,175,604	49.94	0.078
National Register Historic District - City of Tucson Name: FELDMANS HISTORIC DISTRICT (SPEEDWAY-DRACHMAN) Status: CURRENT	7,185,414	164.95	0.258
National Register Historic District - City of Tucson Name: EL PRESIDIO HISTORIC DISTRICT Status: CURRENT	1,997,588	45.86	0.072
National Register Historic District - City of Tucson Name: BARRIO LIBRE HISTORIC DISTRICT Status: CURRENT	3,256,941	74.77	0.117

National Register Historic District - City of Tucson Name: MENLO PARK HISTORIC DISTRICT Status: CURRENT	10,102,243	231.91	0.362
Total for 11 selected polygons	50,838,353	1,167.05	1.824

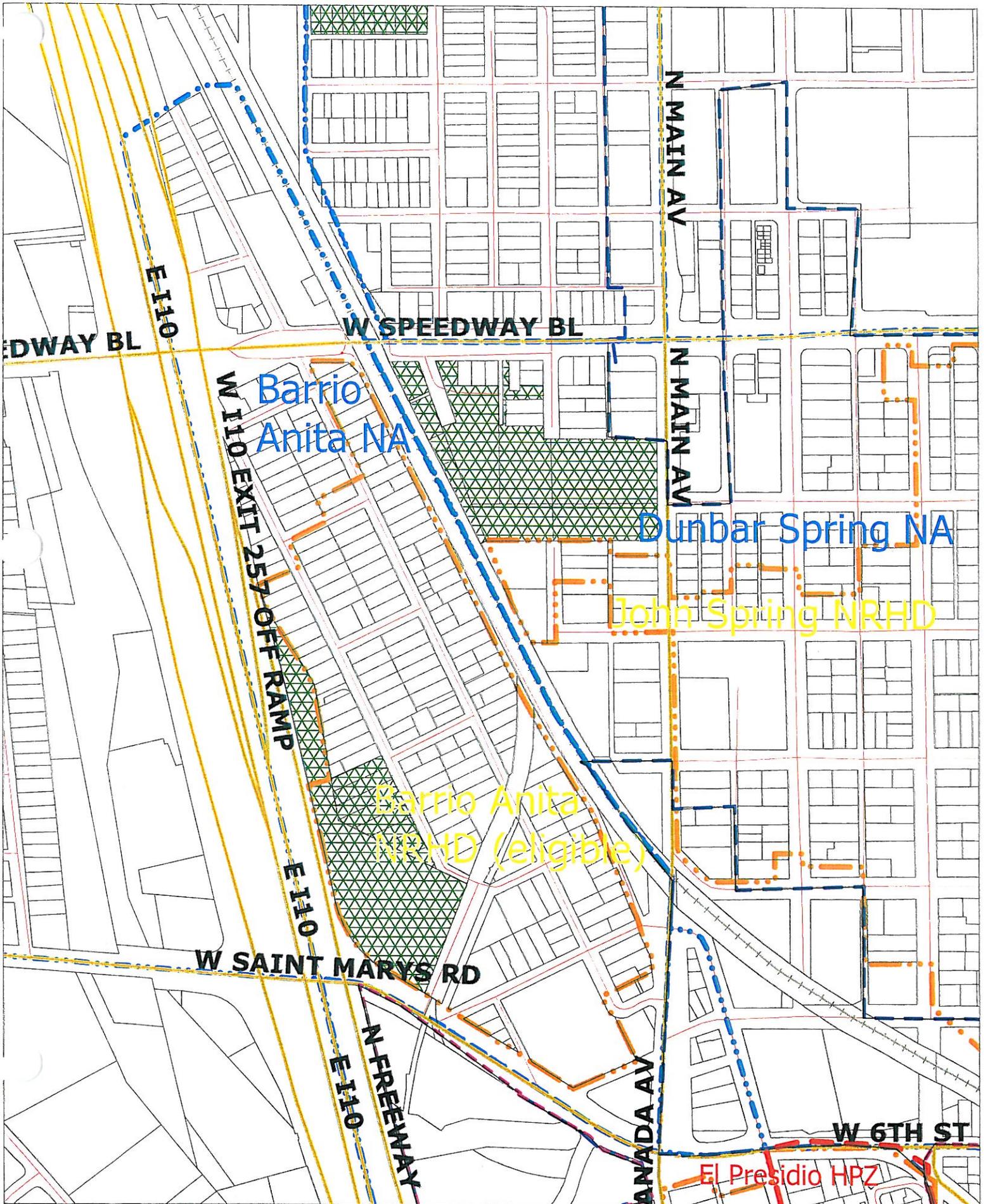
Polygon Areas

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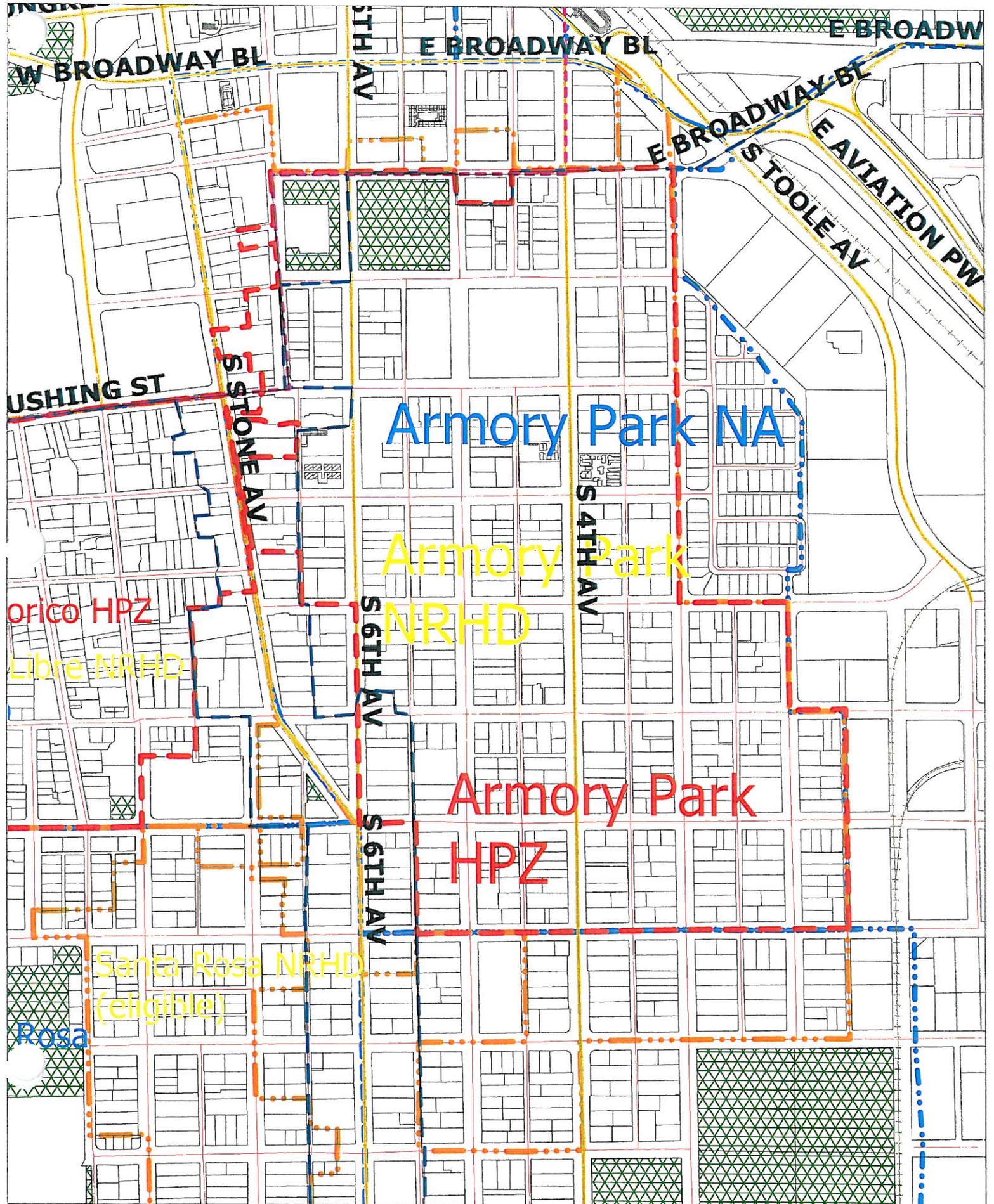
Name	Square Feet	Acres	Square Miles
Neighborhood Association - Tucson Name: Santa Rita Park	11,189,938	256.88	0.401
Neighborhood Association - Tucson Name: Menlo Park	62,526,592	1,435.36	2.243
Neighborhood Association - Tucson Name: Barrio Kroeger Lane	2,382,304	54.69	0.085
Neighborhood Association - Tucson Name: Miracle Manor	3,721,410	85.43	0.133
Neighborhood Association - Tucson Name: Barrio Santa Rosa	6,488,142	148.94	0.233
Neighborhood Association - Tucson Name: Feldman's	9,549,447	219.22	0.343
Neighborhood Association - Tucson Name: Keeling	4,521,607	103.80	0.162
Neighborhood Association - Tucson Name: Barrio Blue Moon	3,571,205	81.98	0.128
Neighborhood Association - Tucson Name: Iron Horse	2,923,575	67.11	0.105
Neighborhood Association - Tucson Name: El Presidio	5,269,572	120.97	0.189
Neighborhood Association - Tucson Name: Dunbar Spring	6,728,241	154.45	0.241
Neighborhood Association - Tucson	5,485,181	125.92	0.197

Name: Barrio Viejo			
Neighborhood Association - Tucson Name: Armory Park	8,647,731	198.52	0.310
Neighborhood Association - Tucson Name: West University	13,891,333	318.89	0.498
Neighborhood Association - Tucson Name: Pie Allen	5,122,317	117.59	0.184
Neighborhood Association - Tucson Name: Balboa Heights	2,609,215	59.90	0.094
Neighborhood Association - Tucson Name: Barrio Anita	3,427,845	78.69	0.123
Total for 17 selected polygons	158,055,656	3,628.33	5.669

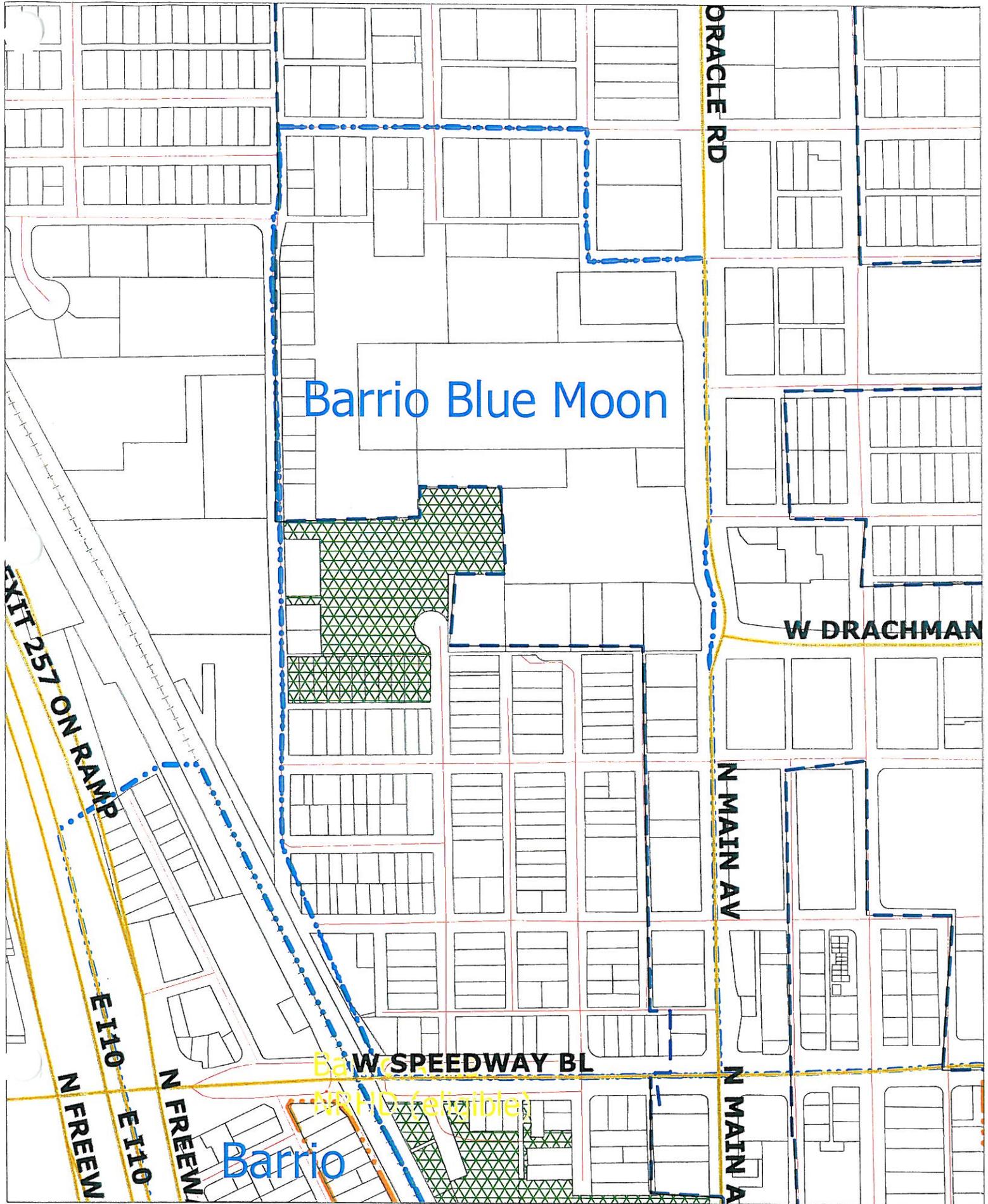
ANITA



ARMORY PARK



BLUE MOON



Barrio Blue Moon

ORACLE RD

W DRACHMAN

N MAIN AV

W SPEEDWAY BL

N MAIN AV

EXIT 257 ON RAMP

E 110

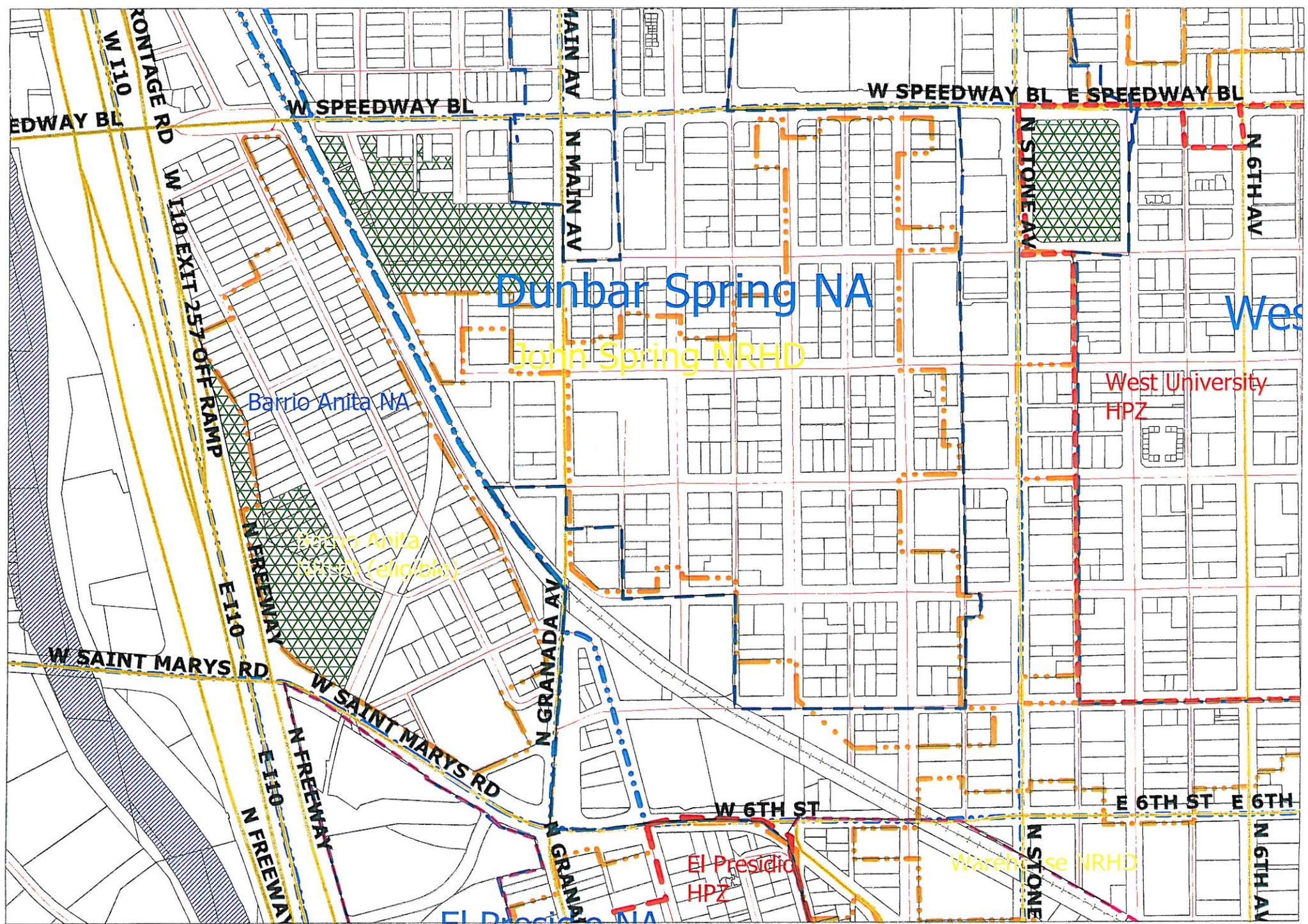
N FREEW

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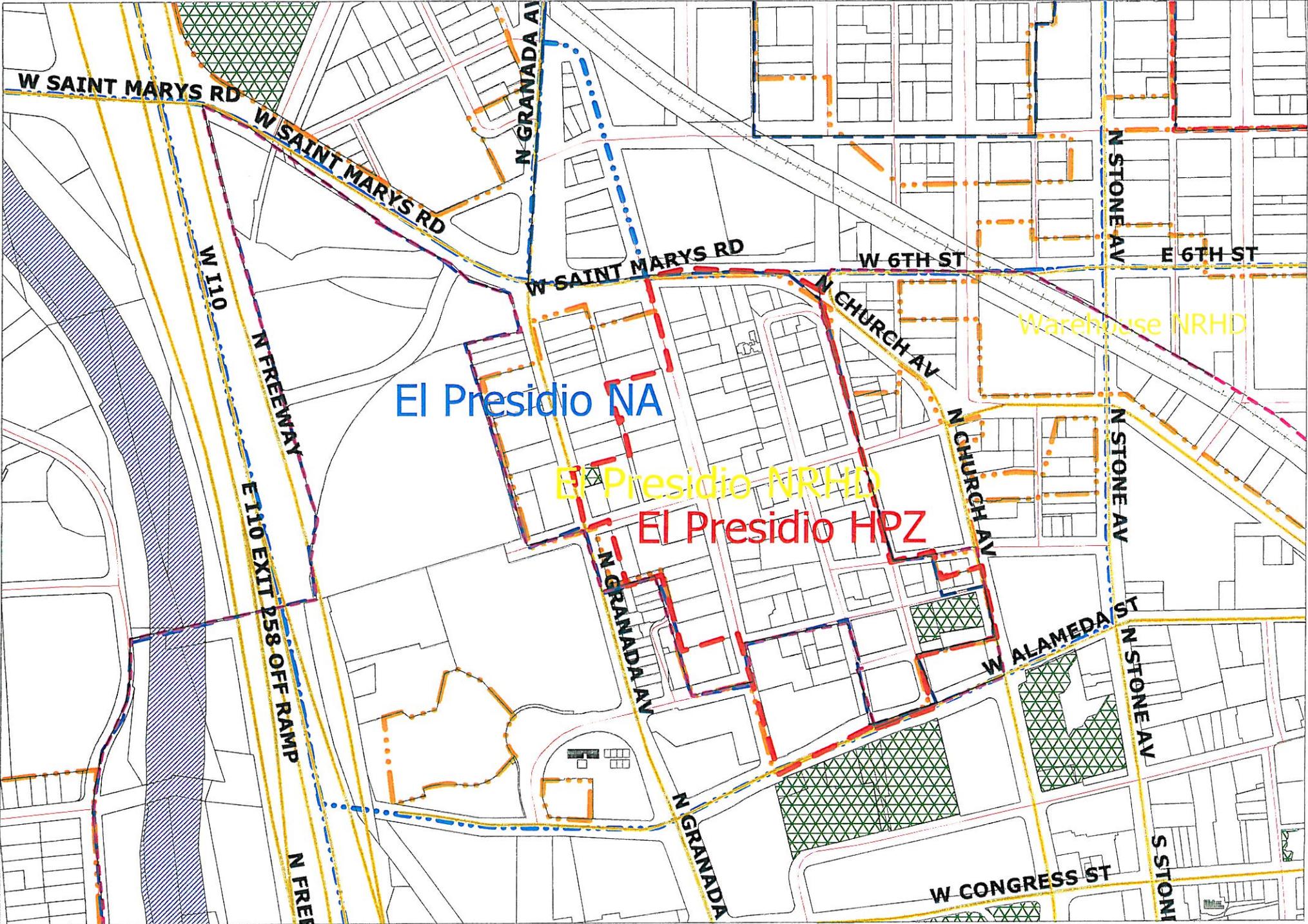
Barrio

APN 0-267-010

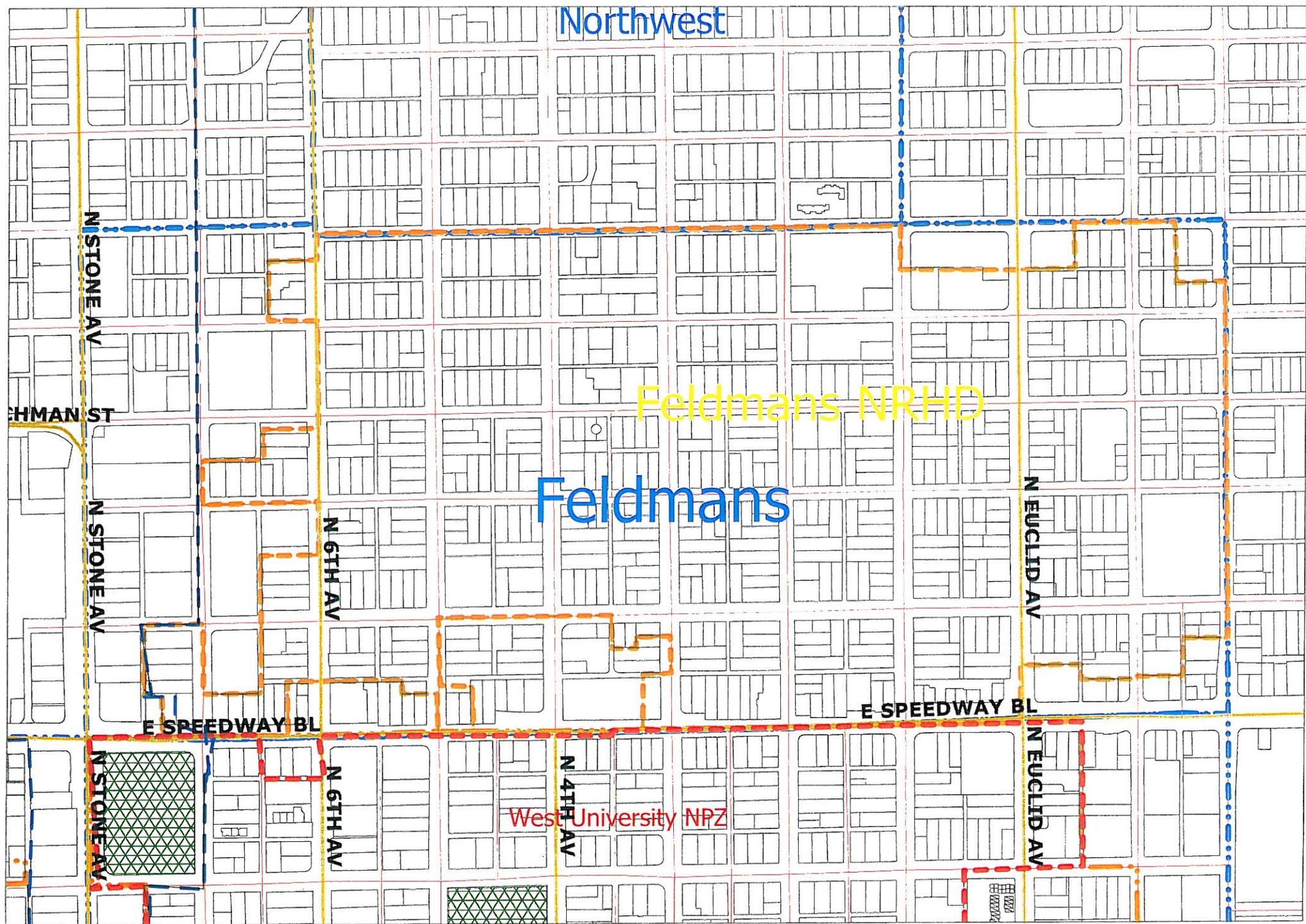
DUNBAR SPRING



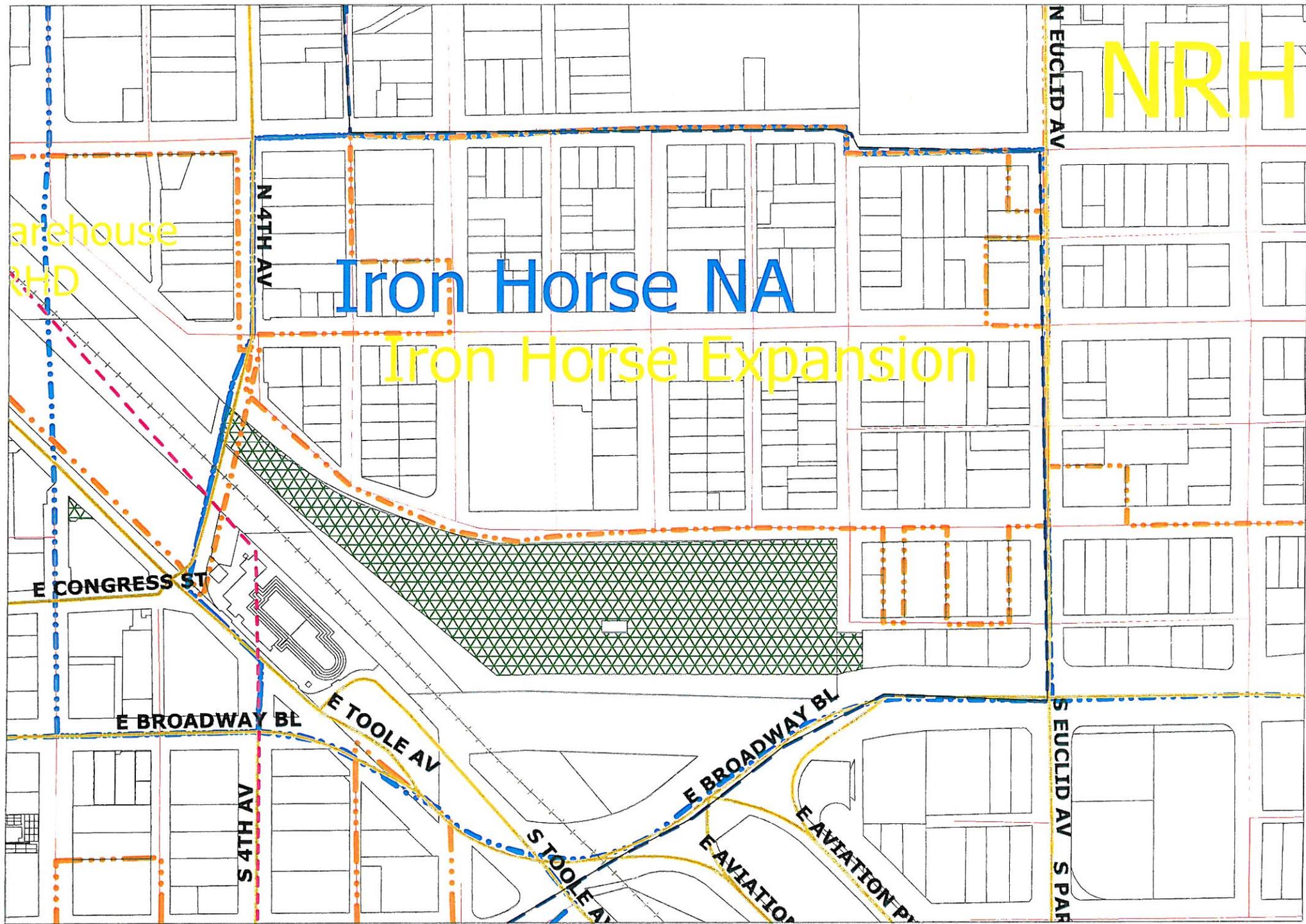
PRESIDIO



FELDMANS



IRON HORSE



NRH

Iron Horse NA

Iron Horse Expansion

Warehouse
CHD

N 4TH AV

N EUCLID AV

E CONGRESS ST

E BROADWAY BL

E TOOLE AV

E BROADWAY BL

S 4TH AV

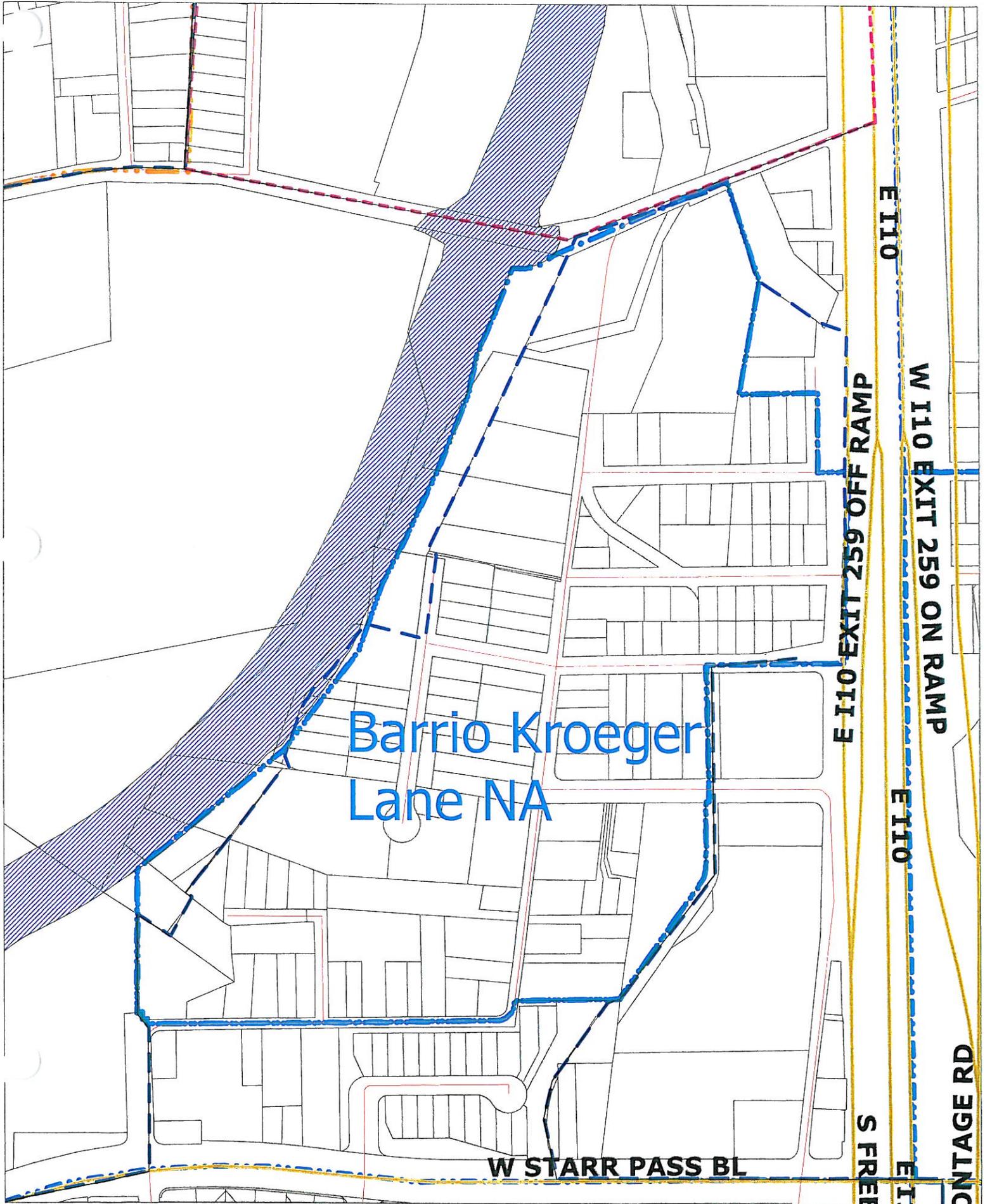
S TOOLE AV

E AVIATION PK

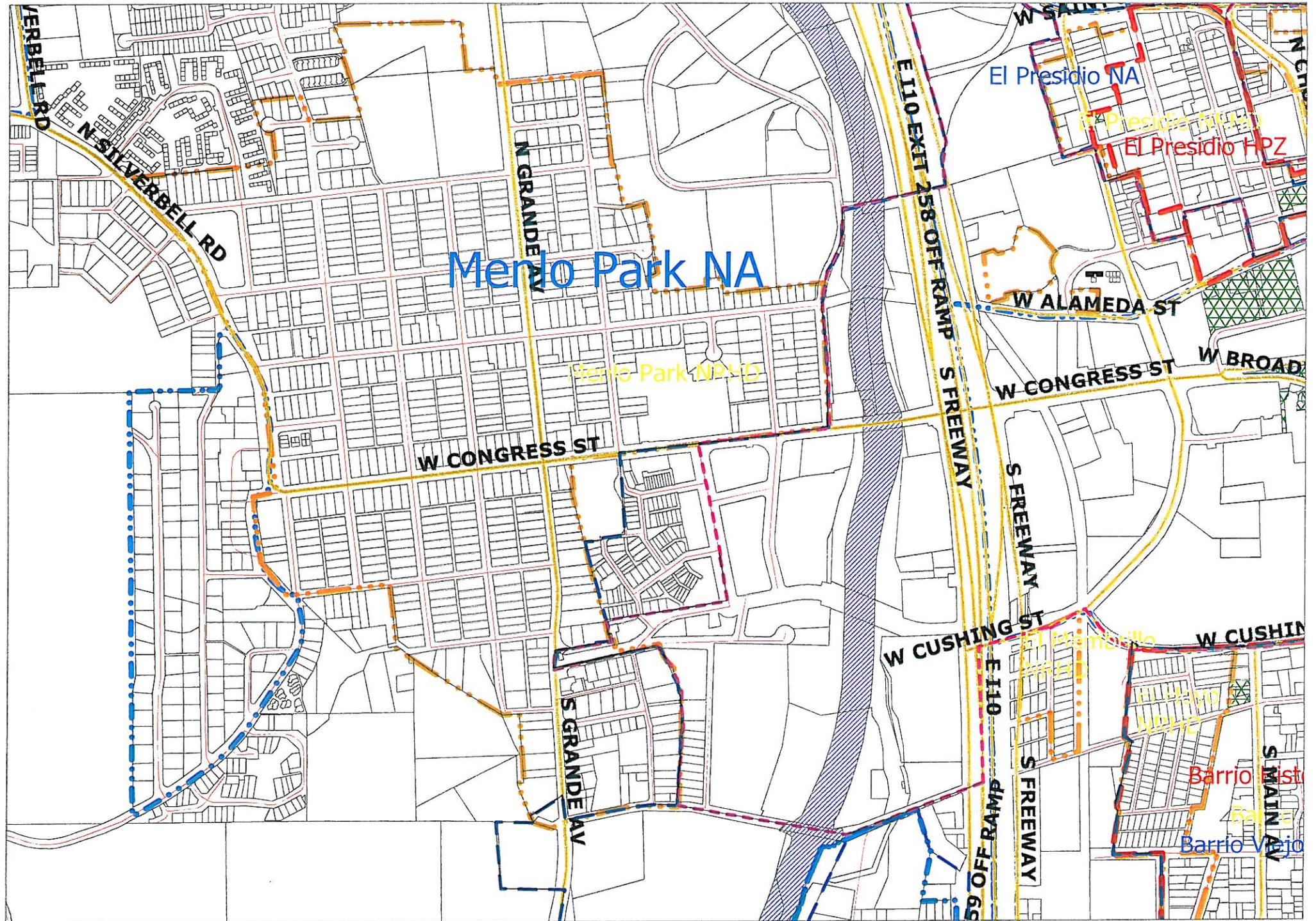
E AVIATION BL

S EUCLID AV S PARK AV

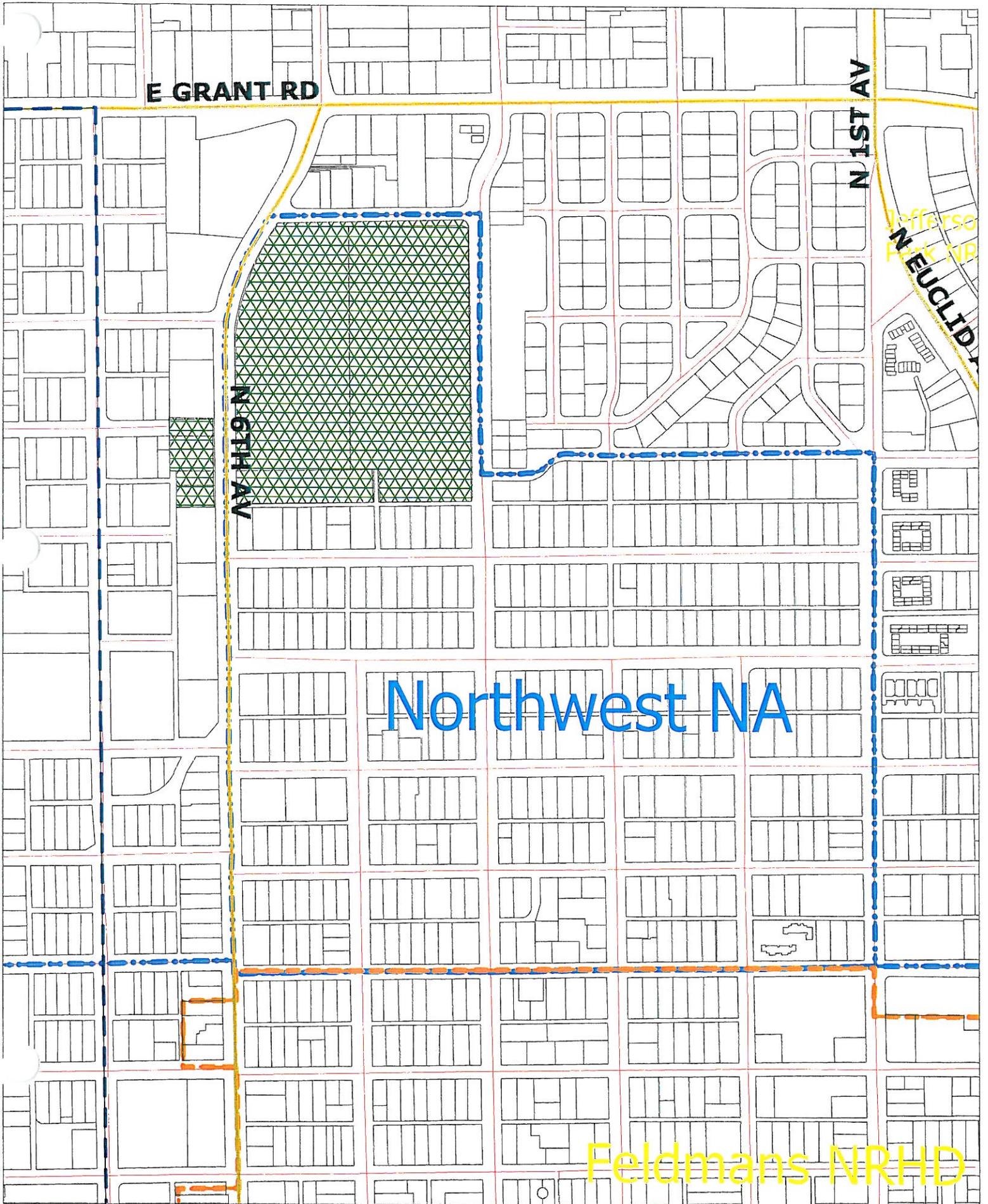
KROEGER LANE



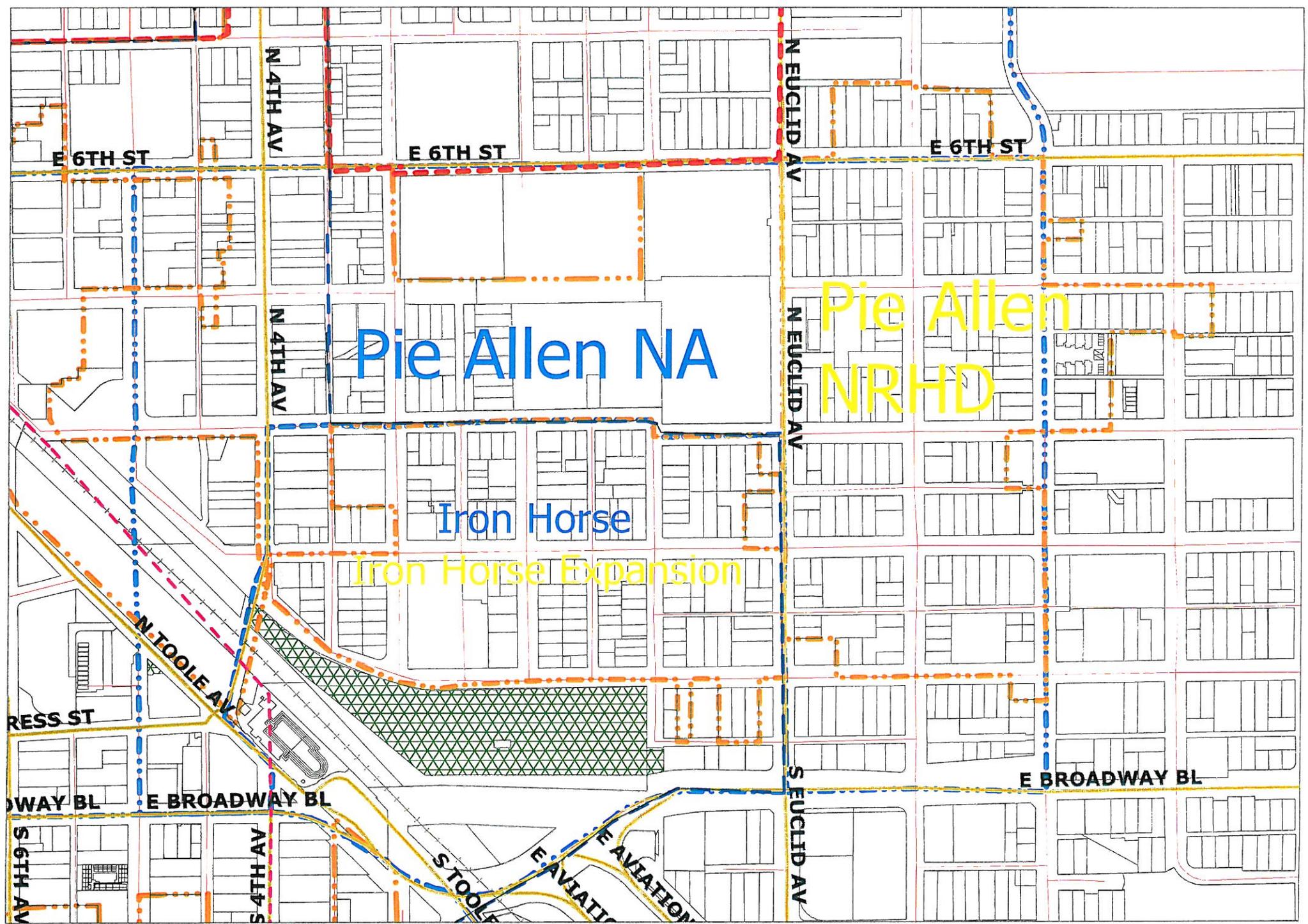
MENLO PARK



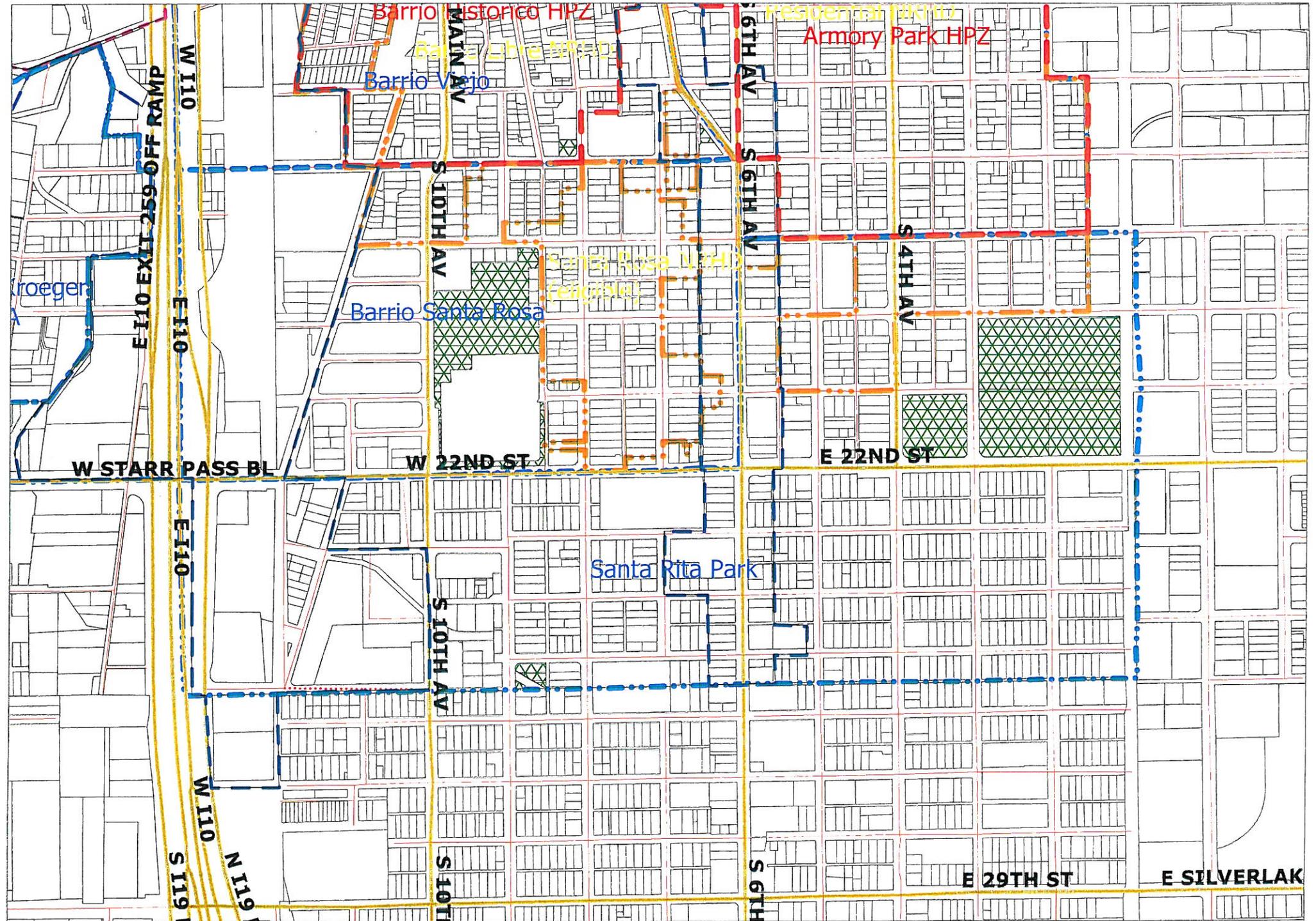
NORTHWEST



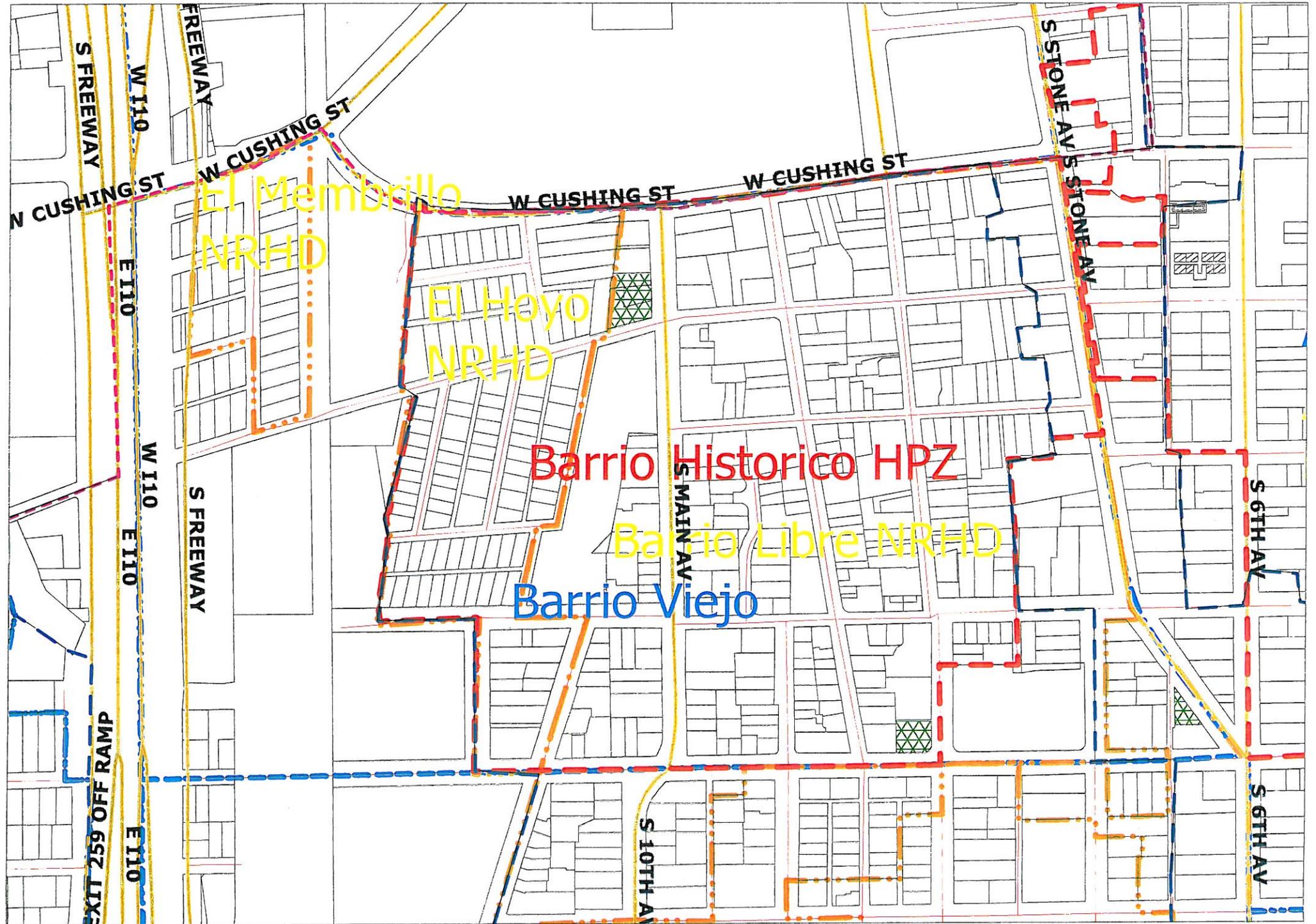
PIE ALLEN



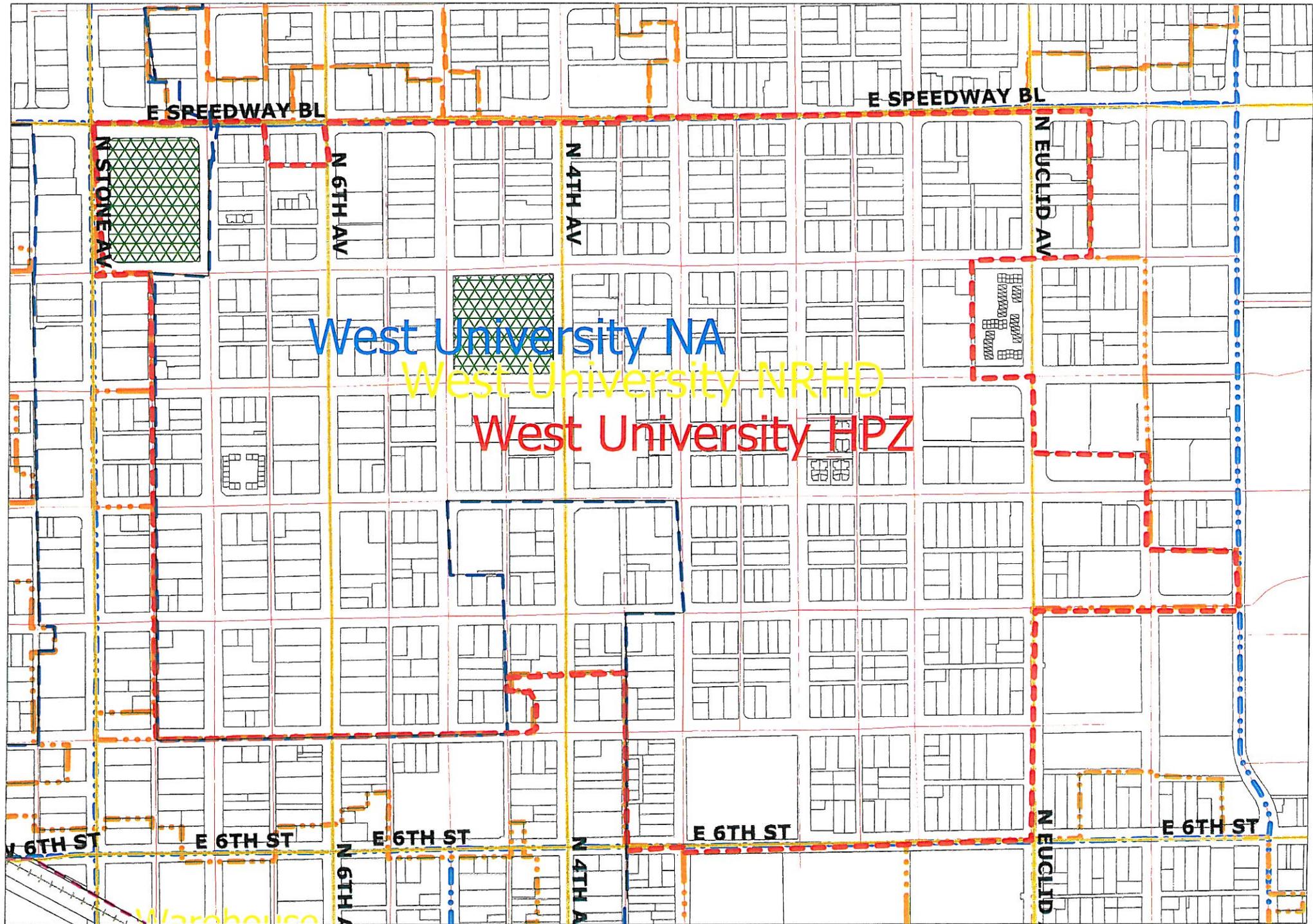
SANTA RITA PARK



VIEJO



WEST UNIVERSITY



September 5 2013

Planning Commission IID Sub-Committee

c/o Jim Mazzacco PDSD

Dear Planning Commission IID Sub-Committee Members,

Mayor and Council have given you the task to review the IID (with the primary focus on the GIID)and recommend changes to them. The key issues from the Mayor and Council study session directive are:

Give more prominence to neighborhood protection in the IID

Clarify the role of a development's formal commitments that run with the land

Ensure the IID remains an incentive

Provide for enhanced design review element

Work with the Streetcar Land Use Plan consultant to ensure consistency with streetcar corridor planning

In the 1970's-1980's the Tucson Mayor and Council were concerned about flight from the downtown area, both business and residential. Mayor and Council asked neighborhoods to organize, create plans for preservation and bring back investment into the downtown area neighborhoods. Master plans for historic neighborhoods were developed with much public participation and thousands of hours of volunteer work. The HPZ's were approved by Mayor and Council and subsequently several hundred millions of dollars of investment were made in these neighborhoods and the downtown area they are located in. The foundation for a revitalized downtown was laid by these actions. The neighborhood plans created by the HPZ neighborhoods remain vibrant and successful.

Below are suggestions for changes to the GIID

- 1) **Remove the GIID from HPZ and NPZ neighborhoods.** Much public effort has gone into creating neighborhood preservation zones only to have the GIID imposed over parts of our neighborhoods. Home owners count on the HPZ to help protect their investment. West University has seen the impact of the District—loss of several homeowners, an incompatible development in a historic residential neighborhood, loss of quality of life for remaining residents, traffic safety issues etc

- 2) **No zero setbacks next to primarily single family residences. Setbacks should reflect what is common in the residential neighborhood and adjoining properties.**
- 3) **Step backs should relate to the height of adjoining properties. Height increases should start at the end of neighboring structures.**
- 4) **No reduction in landscaping requirements should be allowed in residential neighborhoods**
- 5) **No group dwelling development in residential neighborhoods**
- 6) **All car traffic ingress/egress to be on collector/ arterial streets.** Neighborhood streets are not built for the traffic volume and disruption that a large development such as the District creates.
- 7) **Development and Design guidelines.** A Development review process should start at the beginning of a development to determine if a proposed project is appropriate for the location. Design Review guidelines should be established and include public, design professional and developer input. Neighborhood representatives and architects need to be included in any review board process.
- 8) **All public areas in developments including pool, parking structures etc. need to be screened from adjoining residential properties to reduce noise, lighting and noise impacts. Privacy to adjoining properties must be mitigated concerning balconies, setbacks, lights and noise.**
- 9) **Require developments to fund neighborhood reinvestment near their project including traffic safety mitigation, streetscape, lighting etc. Any agreements by the developer should be legally bound to the property.**
- 10) **Include incentives for development in residential neighborhoods that encourage a variety of uses that enhance the quality of life for residents. This could include retail, workspace, adult living space, office space.**
- 11) **A public participation process should be required in the early stages of a development .** The District project had one required meeting which occurred at about 80% plans with no discernible changes from public comment. There is not a process where public input can inform the final plan.
- 12) **No property owner can opt into the GIID/ IID if the development plan results in the alteration of a historic property that would cause it to be delisted or make it ineligible to become historically listed.**
- 13) **Revise the Mayor and Council IID appeal process. Currently the Mayor and Council can support an appeal only if the developer has not met the requirements of the MDR's they have applied for.**
- 14) **Ensure the MDR for parking reduction does not have an adverse long term impact on the area nearby.**
- 15) **Ensure that any portion of the GIID that would be replaced by the Downtown Links Overlay has a vigorous and deliberate public planning process to engage stakeholders.**

The Mayor and Council's direction to review the IID is an encouraging start toward fixing problems with the GIID. The M & C's direction to both "give more prominence to neighborhood protection" and "ensuring that the IID remains an incentive", is a conflicting directive that can't be achieved with the current version of the GIID. The GIID seems to have been created in a vacuum with no master plan

guiding it, no real public participation, without respect to existing neighborhood plans and with incentives directly and solely for developers. The GIID seems to be a great ordinance from a developer's viewpoint but is a flawed ordinance from neighborhoods perspective. The GIID has the potential to negate much of the work neighborhoods have accomplished over the decades to ensure preservation and vitality of their neighborhoods. The Master Plans (Neighborhood Plans) that neighborhoods created with much public participation have worked well encouraging people to live and invest in our neighborhoods. Any property owner has the option to apply for a rezoning/PAD if they want to make changes to their land use. This is a very public process that usually ensures that all parties are heard and the resulting project plan can be a blend of input and thoughtful decisions.

The GIID is the opposite process to a PAD. It is essentially a rezoning/variance process without the public process. Heights, increased density, zero setbacks, parking, reduced landscaping requirements are MDR's that are available without any meaningful public participation.

Our neighborhood overlays can and do work well for development. If the City is intent on creating overlays they shouldn't just be incentives for developers to build fast and easy but also incentives for public engagement in creating development that supports healthy neighborhoods and respects the neighborhood plans already in place.

Sincerely,

Chris Gans

West University Neighborhood Association