

Daniel Bursuck - Re: IID Sunset Date Stakeholder Meeting with the IID Citizens Task Force group

From: CHRIS GANS <cgans232@msn.com>
To: Daniel Bursuck <Daniel.Bursuck@tucsonaz.gov>
Date: 09/11/2018 7:22 AM
Subject: Re: IID Sunset Date Stakeholder Meeting with the IID Citizens Task Force group

Hi Dan,

I'm curious how the meeting went yesterday. I've read the minutes from previous meetings and have some further comments.

1) student housing- I still think the IID shouldn't be available to student housing developers. Tucson has limited space in the downtown area to develop and there are many types of development more appropriate to the long term viability of Tucson. It's time the UA puts some skin in the game and works with the student housing developers in a public/ private partnership to put high rise housing on campus. Tucson needs a more stable population to help ensure a downtown area success. The current student housing is a disruption to neighborhoods and offers little support of local businesses by the tenants. Tucson shouldn't base it's future on this model.

If student housing is still in the IID I suggest that all projects proposed by student housing developers require the M&C special exception.

2) Tucson needs to ensure that diversity and availability is maintained in housing projects in the IID. I don't know if the Flin has 20% in their project.

As we're encouraging graduates and a younger population to remain in Tucson we need to have housing available that reflects their financial position- student loans and lower wages. There's also the population of older adults looking to downsize or wanting to live in an urban environment.

Work/ live units could be part of the mix.

I think it's important to keep the downtown and neighborhoods diverse with options for affordability which will help stabilize the area and slow down gentrification.

3) The review process. I think the study session should be automatic and the DRC should still have the option to continue a hearing if they aren't satisfied. I know the goal is to move a project quickly through the process. That needs to be coupled with ensuring the project is well designed and has good public process.

I look forward to reading the September 10 meeting minutes.

Thanks for your work on the IID.

Chris

On Sep 7, 2018, at 2:07 PM, Daniel Bursuck <Daniel.Bursuck@tucsonaz.gov> wrote:

Greetings everyone,

This is a reminder that we will be holding stakeholder meeting with the IID Citizens Task Force group on Monday, September 10, 2018 at 4PM located on the 3rd Floor of the Planning and Development Services Department (201 N. Stone Ave.) in the Large Conference Room.

I believe all of you received my email with the overview of the previous three meetings, but just in case those are attached.

Thank you and see you on Monday.

Dan Bursuck
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>>> Daniel Bursuck 08/29/2018 6:53 AM >>>

Good morning everyone,

As a follow up, based on your feedback and availability we have set up the following date for the IID Citizens Task Force to meet:

- September 10, 2018: 4PM - 5:30PM

The meeting will be held on the **3rd Floor of the Planning and Development Services Department (201 N. Stone Ave.) in the Large Conference Room.**

If you could please let us know if you plan to attend any of these dates, so we can make sure there are sufficient materials for everybody, it would be greatly appreciated.

We also will be sending the materials to you a few days ahead of time. If you cannot make it and want to provide any additional comments, it would be greatly appreciated.

Thank you,

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>>> Daniel Bursuck 8/21/2018 9:34 AM >>>

Greetings, IID Citizens Task Force members.

Due to your previous experience with helping to draft the 2015 revisions to the Infill Incentive District (IID) ordinance, we are looking to do a second round to stakeholder interviews to review the initial feedback and to discuss potential

changed moving forward. We are looking to do that the second week of September and are hoping you would be able to share which of the following dates you may be available:

- September 10, 2018 - 4pm - 5:30pm
- September 12, 2018 - 7:30am - 9am
- September 13, 2018 - 7:30am - 9am
- September 13, 2018 - 4pm - 5:30pm

If you are able to participate in the meeting, please RSVP to daniel.bursuck@tucsonaz.gov with your availability, or you may respond using the following [doodle poll](#).

Thank you and please let us know if you have any questions.

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<IID Stakeholder Overview.pdf>