

Daniel Bursuck - IID developer thoughts

From: "Jim Campbell" <jc@urbanmoment.com>
To: "Daniel Bursuck" <Daniel.Bursuck@tucsonaz.gov>
Date: 09/20/2018 12:07 PM
Subject: IID developer thoughts
Cc: <alexandra.hines@tucsonaz.gov>, <shawn@sahba.org>, <jw@urbanmoment.com>, ...

Hi Dan,

I was hoping to make it to this but I currently have a conflict. Just in case there is one topic I think should be discussed with the group. In essence...

- The primary positive impact of the IID has been in two locations; Downtown and Main Gate.
- In downtown there has been significant additional incentives such as the GPLET, Rio Nuevo loans, building of parking garages and DTP security & beautification that makes downtown an attractive location to develop. These other factors help offset the market limitations such as low rent (comparably with other downtowns). So I surmise the success of downtown to be just a small portion IID (streamlining) but by far not the greatest incentive.
- At Main Gate the success of development has primarily been the locale, adjacent to the U of A, which allows for greater student housing and hence much higher rents. Higher rents allow for all sorts of flexibility in what is developed and built. Again the IID result is to constrain the City and neighbors restrained from just saying no but the same IID overlay at Fort Lowell and Stone doesn't do anything. Which brings me to my point...

The area that needs the most incentive is the Stone/Oracle corridors north of downtown. There has really been no significant activity in this area though it needs it the most and has the most available developable properties. I believe this area shows the impact of the IID WITHOUT other significant incentives from the City or the market. The true need is for the IID is to become an even bigger incentive where it is needed the most. To date the IID has really been used to eliminate city and neighbor roadblocks and once removed AND if other incentives exist (high rent or city dollars) then development occurs. So the simple fact is the IID hasn't been an incentive but a roadblock remover. **We need the IID to create development incentives where we truly want future development to occur even though the area may have market headwinds (which is most of Tucson).** My humble thoughts.

Hopefully I can get there at 4.

Jim

From: Daniel Bursuck [Daniel.Bursuck@tucsonaz.gov]
Sent: Thursday, September 20, 2018 11:43 AM
To: Daniel Bursuck
Subject: Re: IID Sunset Date Stakeholder Meeting with the IID Citizens Task Force group

Hi all,

This is a reminder of our meeting today at **4PM here at PDS on the 2nd floor** to continue our conversation from last week. In preparation for the meeting, the draft notes from that first meeting are attached. I will also have printouts of those notes at the meeting.

Thanks and see you later today.

Dan

>>> Daniel Bursuck 09/14/2018 2:36 PM >>>

Good afternoon,

Just following up regarding our next meeting. Looking at the availability of those we heard back from, it looks like **Thursday, September 20, 2018 from 4PM - 5:30PM** is going to be the best date.

Please note, the meeting will be held on the **2nd Floor of the Planning and Development Services Department (201 N. Stone Ave.)**, it will be on the North Side of the building just as you walk in.

We are still working on the notes from Monday, but will be following up once those are typed up.

Thank you and see you next week!

Dan

>>> Daniel Bursuck 09/11/2018 6:54 PM >>>

Good evening, everyone.

Thank you for the thoughtful conversation we had yesterday, your input is most appreciated. As stated at the meeting, because we didn't make it through all the topics set for discussion, we will be setting up a second meeting next week to review the remaining items and continue our discussion. In an attempt to set up a time that works for the group, we are providing you with some days and times, that will hopefully work. Those options are as follows:

- Wednesday, September 19, 2018 - 7:30AM to 9AM
- Wednesday, September 19, 2018 - 4PM to 5:30PM
- Thursday, September 20, 2018 - 7:30AM to 9AM
- Thursday, September 20, 2018 - 4PM to 5:30PM
- Friday, September 21, 2018 - 7:30AM to 9AM

If you could please use the following [doodle poll link](#) or just email us to let us know your availability, it would be very helpful.

In the next few days I will also be drafting up the notes from the meeting and sharing with the group.

Thank you,

Dan Bursuck

Lead Planner

Planning & Development Services

City of Tucson

[520.837.4984](tel:520.837.4984)

Daniel.Bursuck@tucsonaz.gov

>>> 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,

Dan Bursuck
Lead Planner
Planning & Development Services
City of Tucson
[520.837.4984](tel:520.837.4984)
Daniel.Bursuck@tucsonaz.gov

>>> 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.

Dan Bursuck
Lead Planner

Planning & Development Services

City of Tucson

520.837.4984

Daniel.Bursuck@tucsonaz.gov