

Daniel Bursuck - IID/ group dwellings

From: fjm <mktspot@gmail.com>
To: Daniel Bursuck <daniel.bursuck@tucsonaz.gov>
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Subject: IID/ group dwellings

A couple of thoughts on this. What's the policy we would be supporting with an expansion of the areas you can use the IID in and have a group dwelling use? Where exactly are we talking about, the IID is huge and the areas that restrict the group dwelling use class are minimal.

Keri wonders about the Stone Avenue corridor. If what we want is to locate group dwellings in this area then we should be looking at adding some incentives to that use. Additionally there is a lot of I-1 along the interior of that corridor, why not allow work live like in the warehouse triangle area?

Shannon makes a valid point regarding the area west of 4th Avenue that is in the process of being redeveloped. She worries that the proposed residential will not support the existing commercial. More than that she is troubled by the current style of building for multi family, it is not at all permeable security being a major focus. For an example of multi family in the area that isn't an obstacle look north to University and 4th, the Main Gate Village is an open site plan, you can walk directly across their parking lot. I believe it is largely occupied by students, zero complaints, zero traffic and parking issues, no noise ever.

If we do end up looking at the group dwelling issue again it would be helpful to look at it parcel by parcel as in where does anyone envision new group dwellings but it also needs to be viewed on the context of a larger area and what are the planning goals for those larger areas.

Did you ever ask the city attorney's office about the prop 207 implications of the IID being permanent, I am still quite curious as to their thoughts. Richard Mayers