

Planning & Development Services Department



**Infill Incentive District Sunset Date
Public Meeting, October 11, 2018
Ward 6 Council Office**

AGENDA

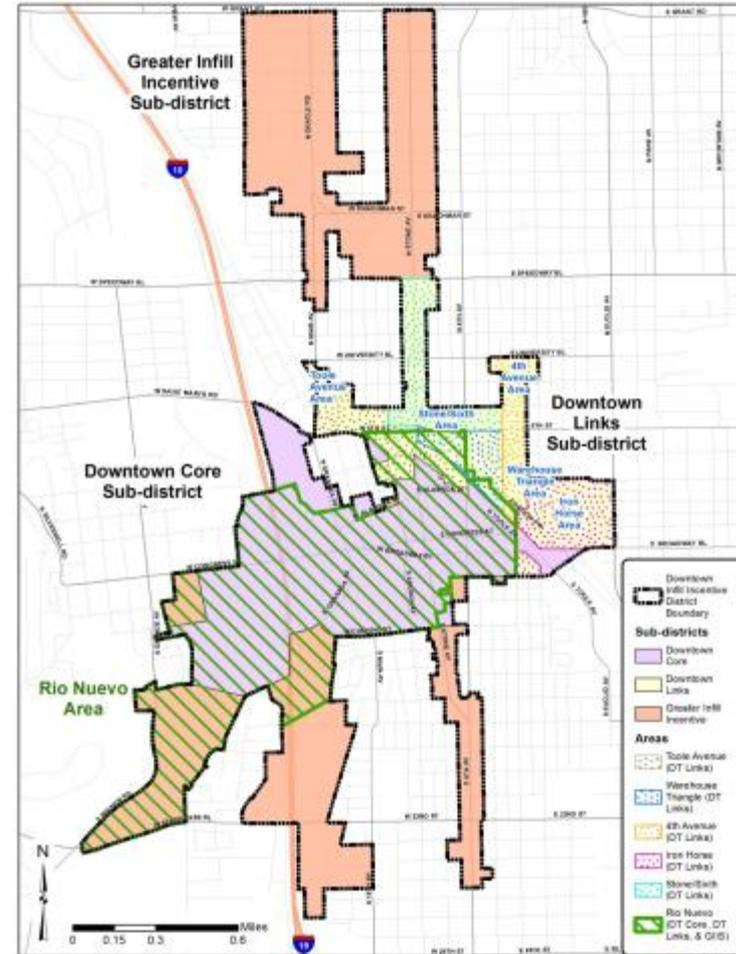
- **What is the Infill Incentive District (IID)?**
- **Background of the IID**
- **How the IID is being used**
- **Feedback received to date**
- **Next Steps**



What is the IID?



- Offers **optional zoning** for property owners – **existing zoning remains in place**
- Allows zoning relief in exchange for better design
- Encourages comprehensively planned pedestrian and transit-oriented urban infill and mixed-use areas
- Provides flexible zoning solutions to deal with such issues as:
 - Parking
 - Setbacks
 - Landscaping
 - Building Height



Why use an IID?



- Much of the IID is both close to residential neighborhoods and intensely zoned
- However, current zoning standards can make it difficult to redevelop in older and urban areas

The IID provides a flexible code tailored to aid redevelopment in older and urban areas so that a developer chooses to use the IID process and its required design review process instead of the underlying zoning

Background of IID



- **2010 – Public review & comment of select sections of IID 100+ meetings**
- **2013 – Mayor & Council direct staff to revise portions of UDC related to IID & to simplify & incorporate Downtown Links & Rio Nuevo District overlays**
- **2013-2015 – Analysis, deliberation & public review via:**
 - 100+ public meetings
 - Stakeholder groups
 - IID Citizens’ Task Force
 - Planning Commission IID Subcommittee
 - Planning Commission
 - Mayor & Council meetings
- **Feb 18, 2015 – Mayor & Council adopt current Infill Incentive District Ordinance setting Sunset date on January 31,2019**

Goal of 2015 Amendments



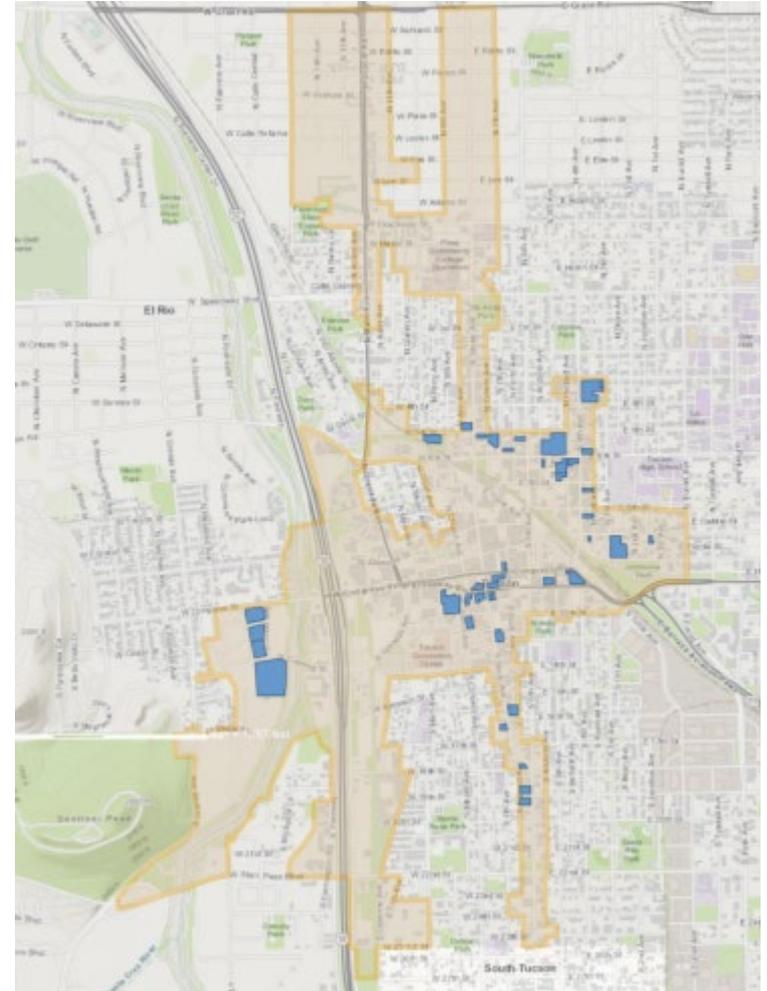
- Provide better neighborhood protection
- Clarify the role of formal commitments
- Improve design review
- Don't create redundancy with other overlays
- Ensure the IID still has incentives
- Be consistent with other City projects within the Infill Incentive District
- Simplify the review and use of the various overlays through consolidation

How the IID is being used



Since Adoption of 2015 Ordinance

- 24 Approved Projects since adoption of 2015 Ordinance
 - 15 Minor and 9 Major
 - Mix of Residential, Retail, Food Service, and Office
- Approximately \$200 million in Valuation of projects



How the IID is being used



Most Requested Exceptions since 2015 Ordinance Adoption

- Parking – 18 Requests
- Landscaping and Screening – 16 Requests
- Solid Waste Collection – 12 Requests
- Change of Use – 9 Requests
- Off-Street Loading – 9 Requests
- Perimeter Yard – 7 Requests
- Prevailing Setbacks – 7 Requests



Feedback received to date



- **Staff has held five stakeholder meetings to date**
 - **First three held on August 22, 24, & 29**
 - **Attendees and invitees included representatives from:**
 - **Neighborhood Associations within the IID**
 - **Fourth Avenue Merchants Association**
 - **Fourth Avenue Coalition**
 - **Previous IID Study Group who reviewed the 2015 ordinance Members from TRRG**
 - **Other previously interested parties**
 - **Second two held on Sept. 10 & 20 with the IID Study Group to review feedback from first three**
 - **Two Public Meetings held on October 3rd and 4th**

Overview of topics discussed



- Is the IID Working?
- Historic Preservation
- Design Review
- Parking
- Student Housing
- Transit Oriented Development
- Design Guidelines and Overall Design
- Impact on Neighborhoods



Feedback from IID Study Group



- **IID appears to be working as most projects that have been developed within – have used that option over the underlying zoning**
- **Suggested minimal changes at this time for clarifications**
- **Recommended extending the sunset date, with list of items to explore for next review**

Feedback from Public Meetings



- **Parking**
- **Student Housing**
- **Tie parking reductions better to transit**
- **Spread the development to other areas**
- **More sustainable projects (LEED, Solar, rainwater harvesting)**
- **Should extend the sunset date not remove**
- **Remove Tucson Origins Heritage Park from IID**

Next Steps



- **Planning Commission Study Session**
- **Planning Commission Public Hearing**
- **Mayor and Council Public Hearing**

Questions

