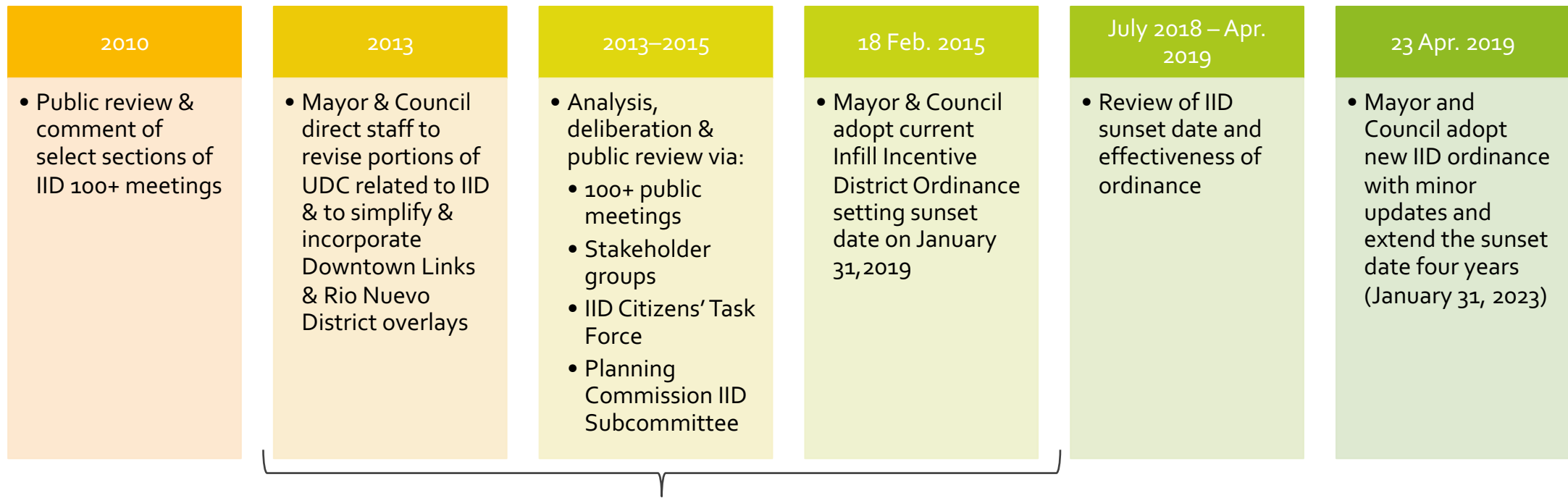


A photograph of a modern multi-story apartment building at dusk. The building features balconies with dark railings and large windows. A prominent feature is a large, colorful mural on the facade, depicting various figures and patterns in shades of yellow, orange, and blue. The sky is a mix of blue and orange, suggesting sunset. The foreground shows a paved walkway and some landscaping.


Infill Incentive District Update

April 8, 2022 – City of Tucson Design Review Board



Last time IID underwent significant changes

Infill Incentive District Background

The image shows the interior of a modern cider house. On the left, a long wooden bar with a red top is lined with dark wooden stools. Behind the bar, a shelf holds various bottles and equipment. The floor is made of polished concrete. To the right, there are several tables with dark wooden chairs. The lighting is warm and industrial, with pendant lights hanging from the ceiling. The overall atmosphere is clean and contemporary.

Bawker Bawker Cider House – 400 N. 4th Ave

- Completed in 2020
- Adaptive re-use of existing retail space in historic building
- 6,222 SF of Gross Floor Area
- Modifications included:
Parking & landscaping



The Marist – 111 S. Church Ave.

Completed in 2018

83 Affordable Senior Residential
Units

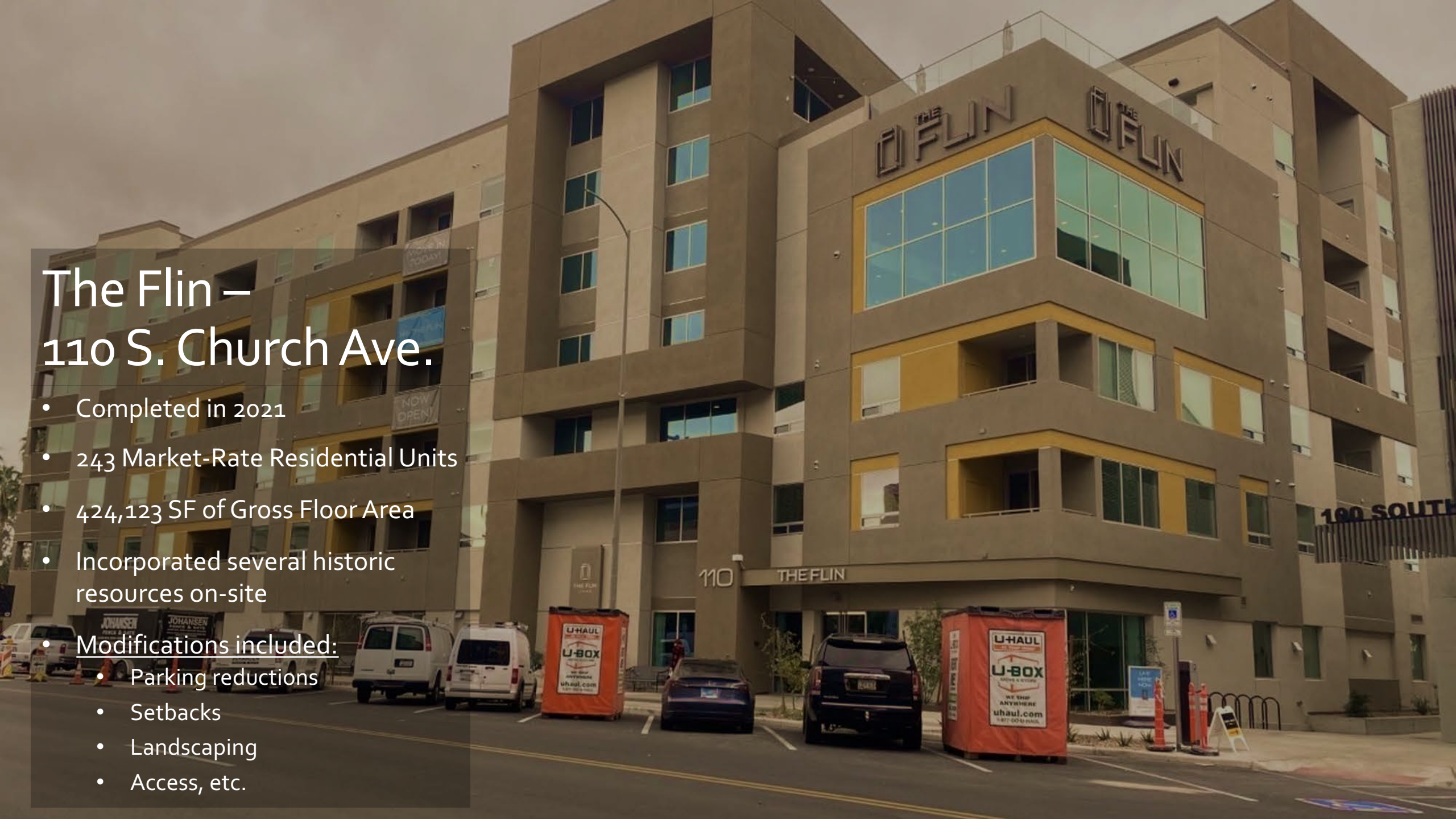
Included adaptive reuse of historic
Marist College building and new 7
story multi-family building

Modifications included:

- Parking reductions
- Setbacks reductions
- Landscape waivers

The Flin – 110 S. Church Ave.

- Completed in 2021
- 243 Market-Rate Residential Units
- 424,123 SF of Gross Floor Area
- Incorporated several historic resources on-site
- Modifications included:
 - Parking reductions
 - Setbacks
 - Landscaping
 - Access, etc.



Coordination with other efforts

- 2020 Housing market study
- 2021 Central Business District report and GPLET policy
- Housing and Affordability Strategy for Tucson (HAST)
- Tucson Convention Center Master Plan and renovation
- Equitable Transit-Oriented Development North/South corridor planning, Move Tucson and other transportation investments

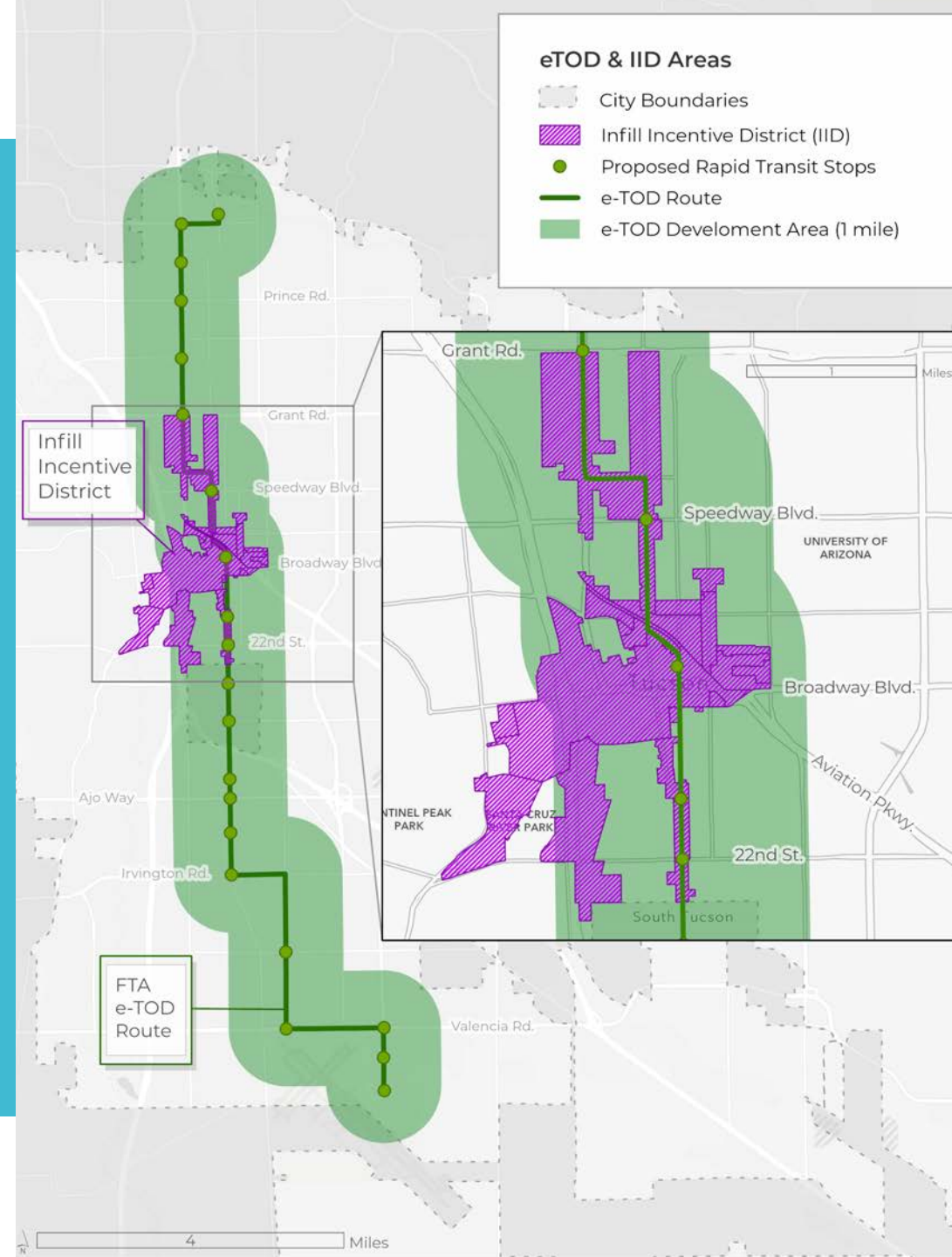
IID and eTOD North/South Corridor Planning Coordination

The eTOD Corridor overlaps with much of the IID

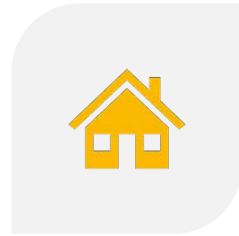
IID is a tool to implement the goals / objectives of the eTOD

The IID and the eTOD Corridor have common goals:

- More vibrant, equitable, and inclusive neighborhoods
- Incentivizing investment in underutilized and vacant spaces
- Create neighborhoods that are pedestrian- and transit-oriented
- A greater variety housing types, such as apartment buildings, duplexes, triplexes, townhomes, and condos
- Job creation that employs local residents
- Adding amenities and public gathering spaces



Policy Issues / Areas to address



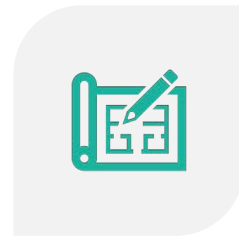
AFFORDABLE HOUSING
INCENTIVES



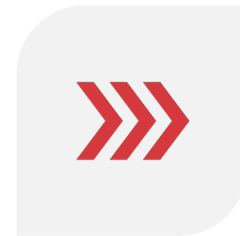
POST PANDEMIC FUTURE
OF DOWNTOWN (IMPACTS
ON OFFICE DEMAND,
PUBLIC OPEN SPACE, ETC)



CHANGES TO DESIGN
STANDARDS – IN
DOWNTOWN LINKS AND
OTHER SUBDISTRICTS



CHANGES TO ZONING /
DEVELOPMENT
STANDARDS



ADMINISTRATIVE
CHANGES



IID Update Tentative Timeline

Next Steps

- Initial data analysis and research
- Begin Public Outreach
 - Development of project website and IID specific materials
 - Establishment and scheduling of stakeholder group
 - Develop survey to better understand how IID has worked

Questions?

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