

Planning and Development Services Department Updates

Commission on Equitable Housing and Development

Agenda

- Corridor Redevelopment Tools
- Development Review Fee update

Corridor Redevelopment Tools

Commission on Equitable Housing and Development

Background

Direction for the Corridor Redevelopment Tools comes from three M&C study session items:

- February 22, 2023 – study session on recommendations from Commission on Equitable Housing and Development
- April 18, 2023 – study session on tools for the redevelopment of underutilized sites
- August 8, 2023 – study session on building and zoning code regulations for tiny homes

Goals

- Remove barriers to affordable housing
- Promote transit-oriented infill development that supports climate action goals
- Update zoning to make it easier to permit the full spectrum of housing types including tiny homes, missing middle housing, and workforce housing
- Simplify redevelopment of underutilized and vacant sites



Existing Tools

Current tools to facilitate redevelopment, adaptive reuse, and infill:

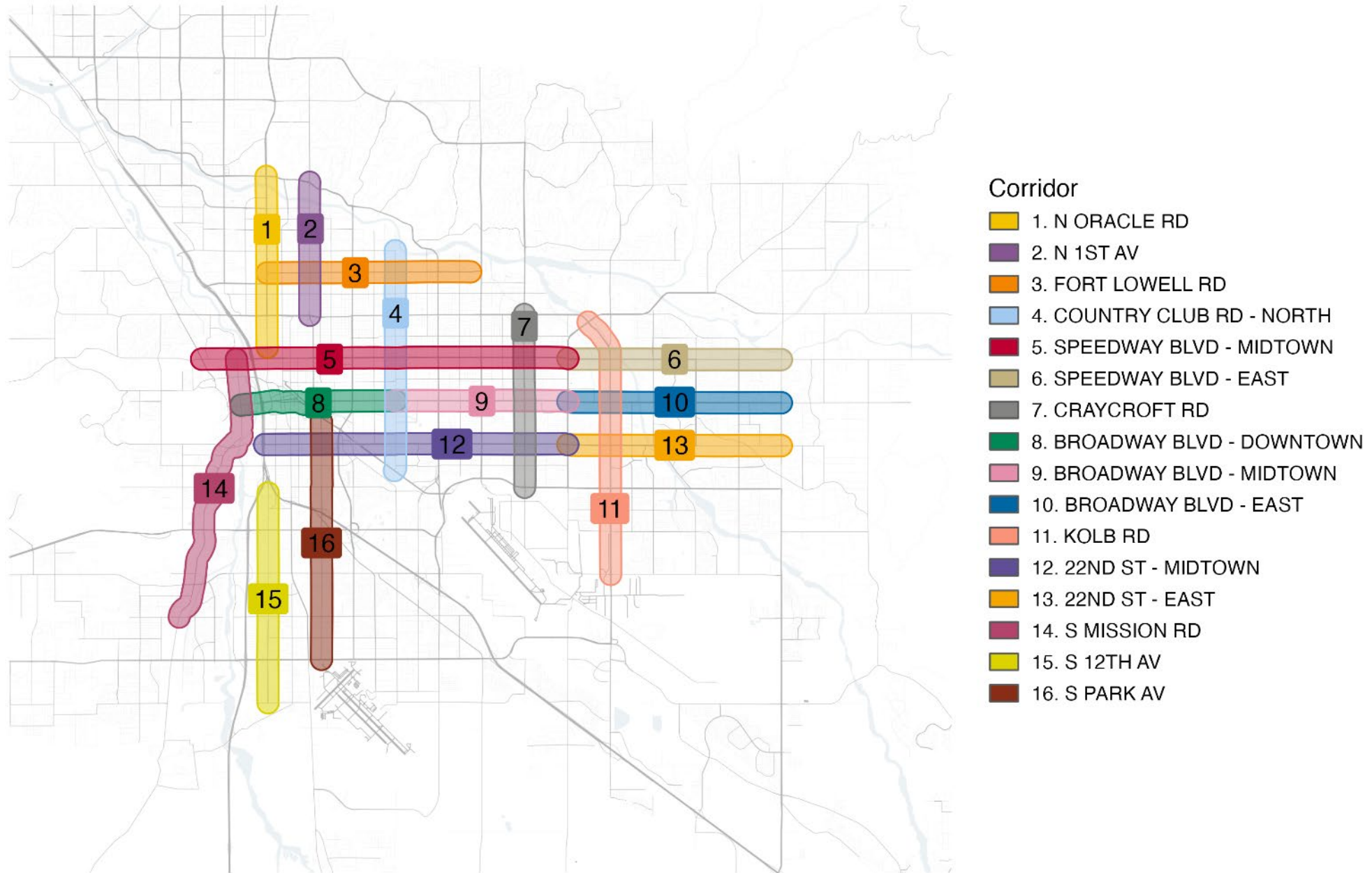
- Downtown Infill Incentive District
- Urban Overlay Districts
- Individual Parking Plan
- Code streamlining: MS&R setback reduction, reduced parking for small-scale multi-family

Analysis

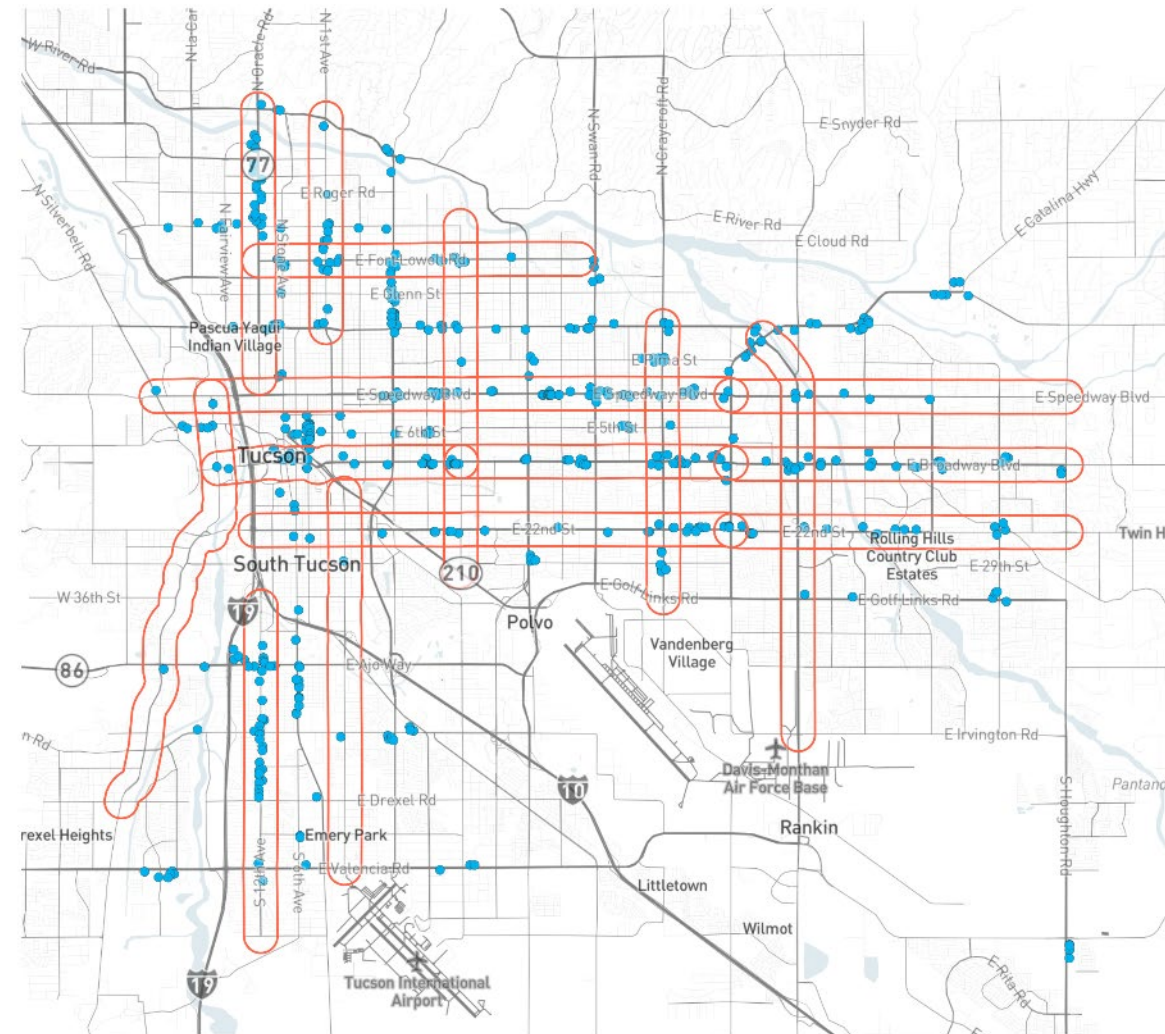
PDSD has conducted the following initial analysis of barriers and potential tools for redevelopment of underutilized sites:

- Market Assessment of Corridors in Tucson
- Review of zoning code, overlays, and development patterns to understand barriers to redevelopment
- Focus group discussion with local developers, designers, and contractors

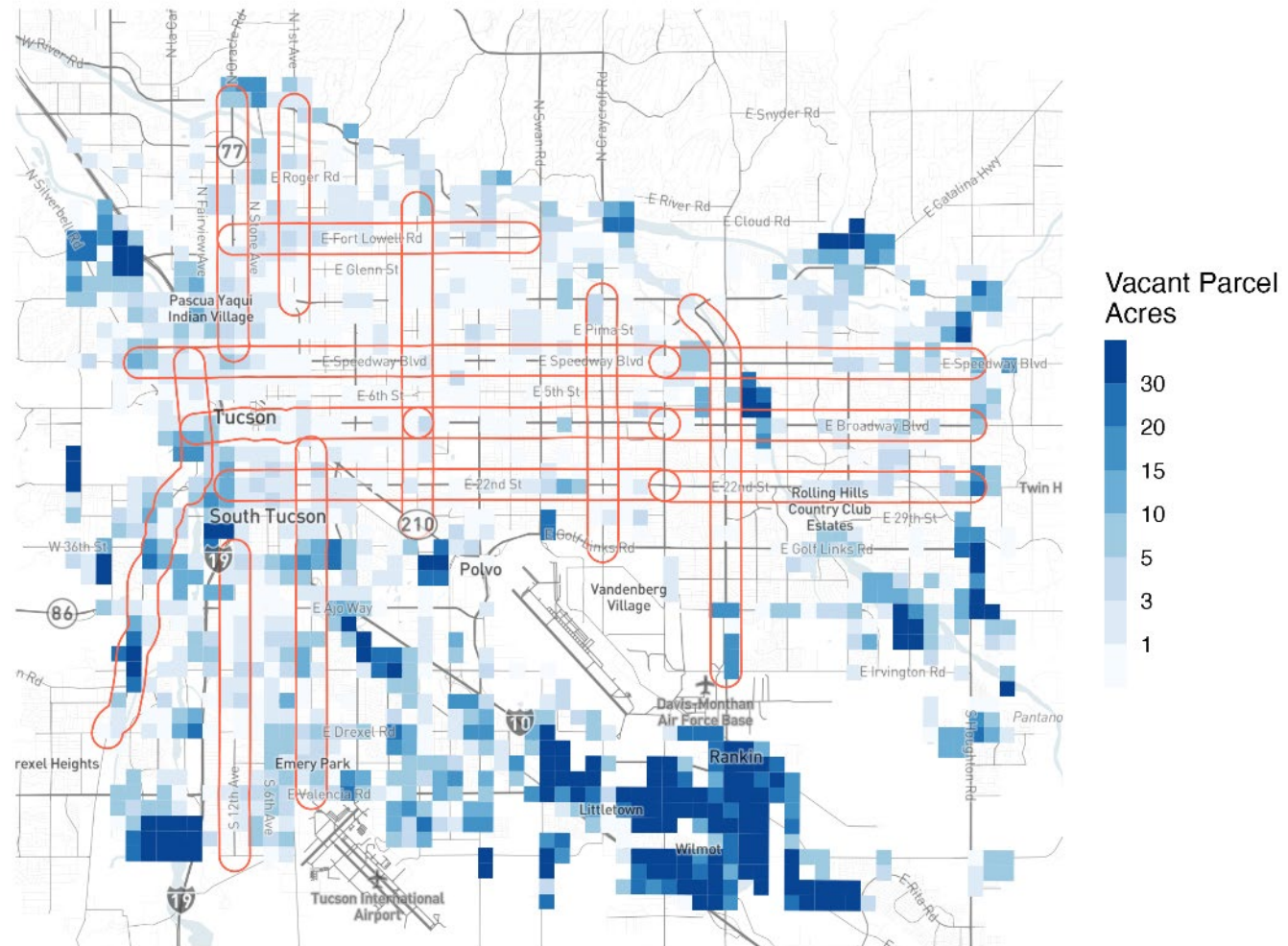
Focus Corridors



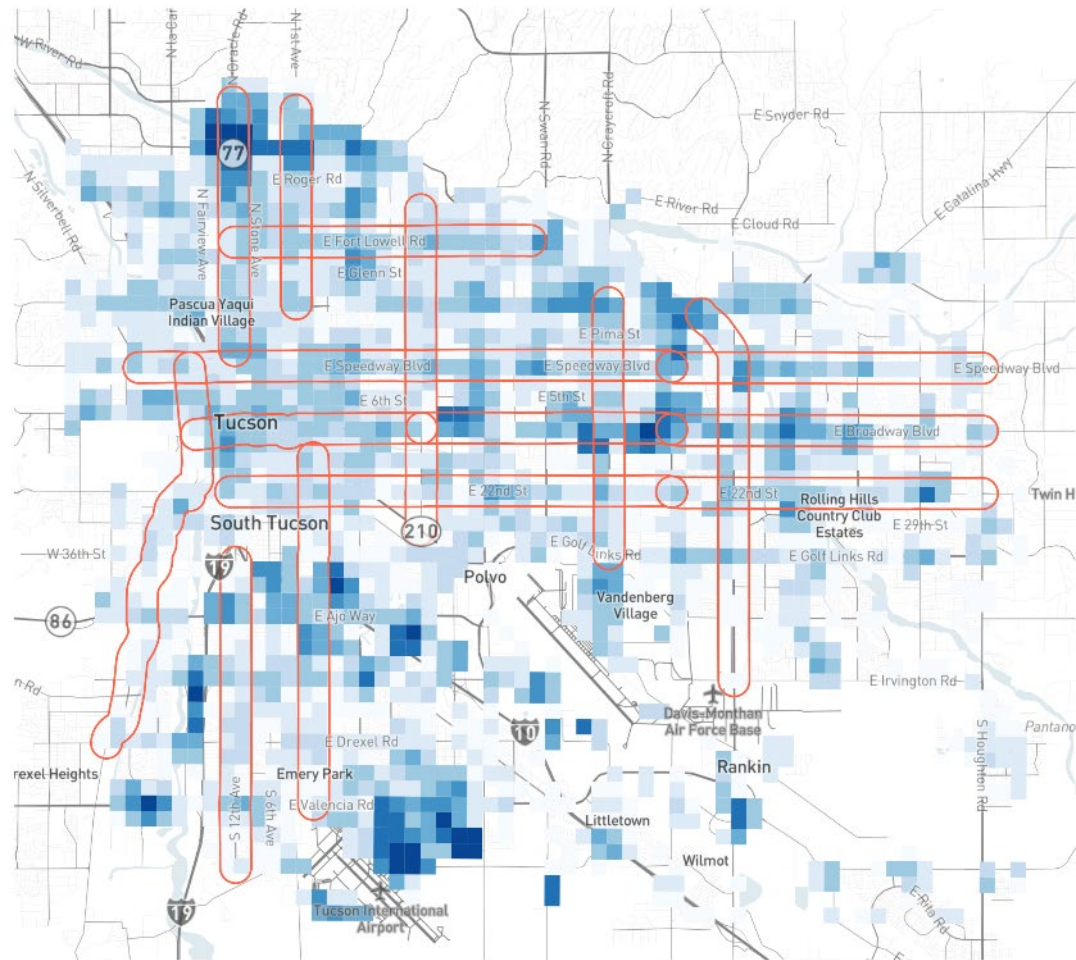
Strip Commercial Centers



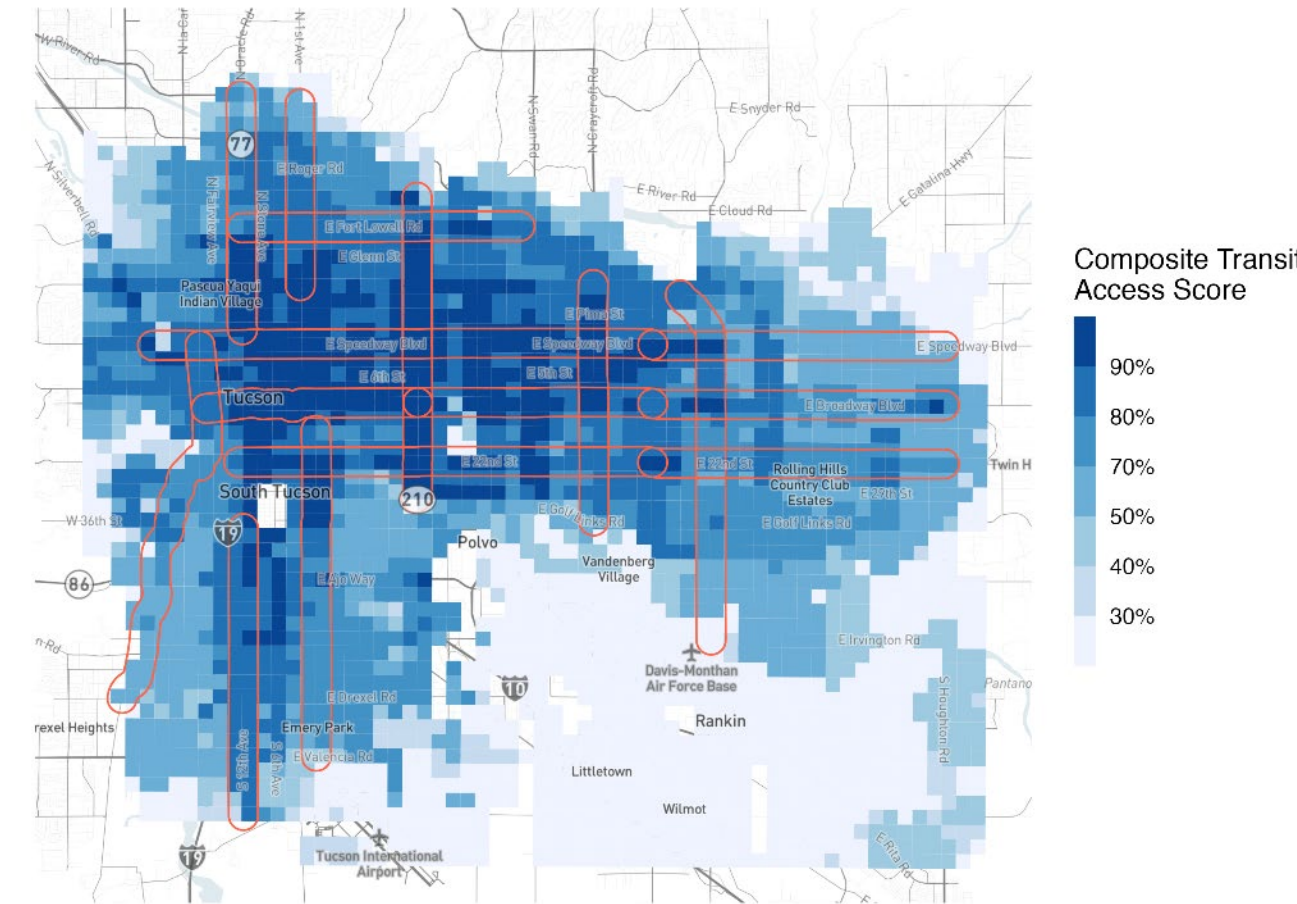
Vacant Parcels



Density of Parking Lot Acreage



Composite Transit Access



Organizing corridors by cluster

To help summarize the trends and different opportunities present in these focus corridors, ECONorthwest used a statistical algorithm to group corridors into four clusters that share similar characteristics.

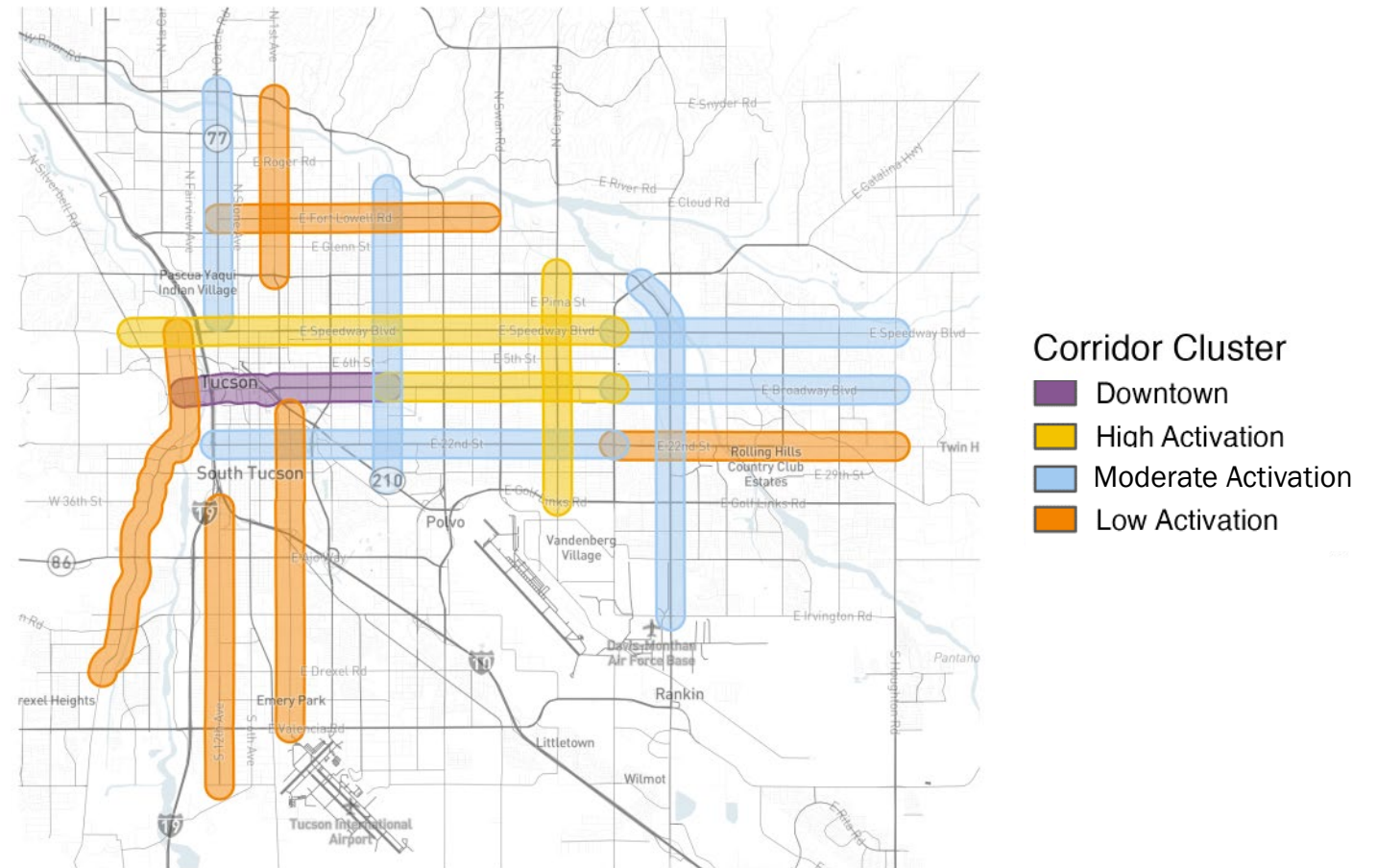
While there are diverse observations within each cluster, the groups represent a spectrum of redevelopment opportunities:

Downtown – existing momentum

High Activation – active commercial areas

Moderate Activation – primarily low density residential

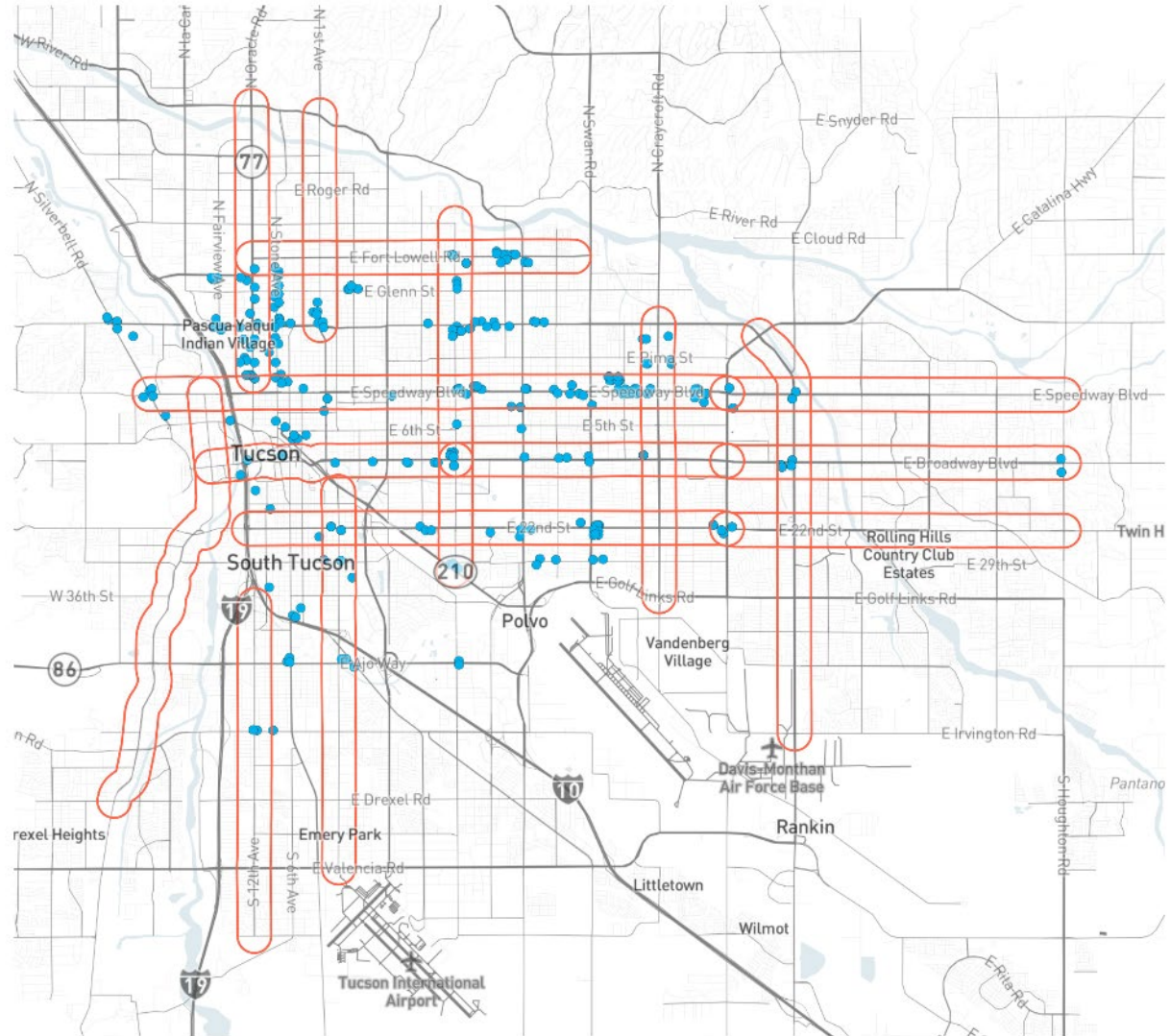
Low Activation – more underutilized land



Opportunity Sites Evaluation

Site Evaluation Criteria

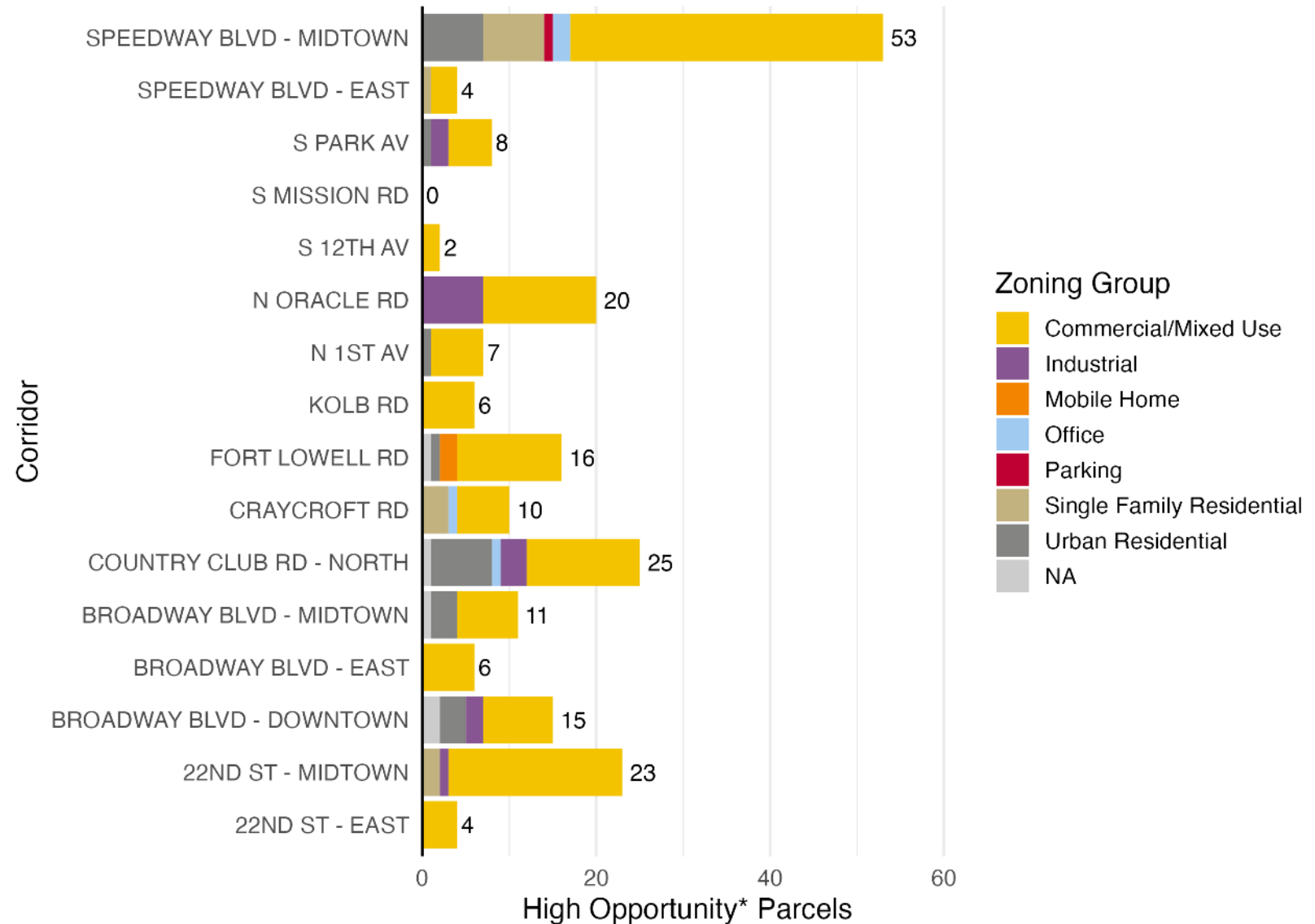
- Location
 - Corridor Type
 - Mid or End of Block
 - Size
 - Adjacent Streets
- Land Use
 - Current Use
 - Zoning
 - Size
 - Street Typology
 - General Plan Land Use
 - Specific Plans
- Transportation
 - Bus Access
 - Streetcar Access
 - Bike Access
 - Street Design Capacity
 - Street Capacity
 - Planned Transportation Improvements
- Ownership
 - City Owned
 - County Owned
 - Single Ownership



Where are opportunity sites concentrated?

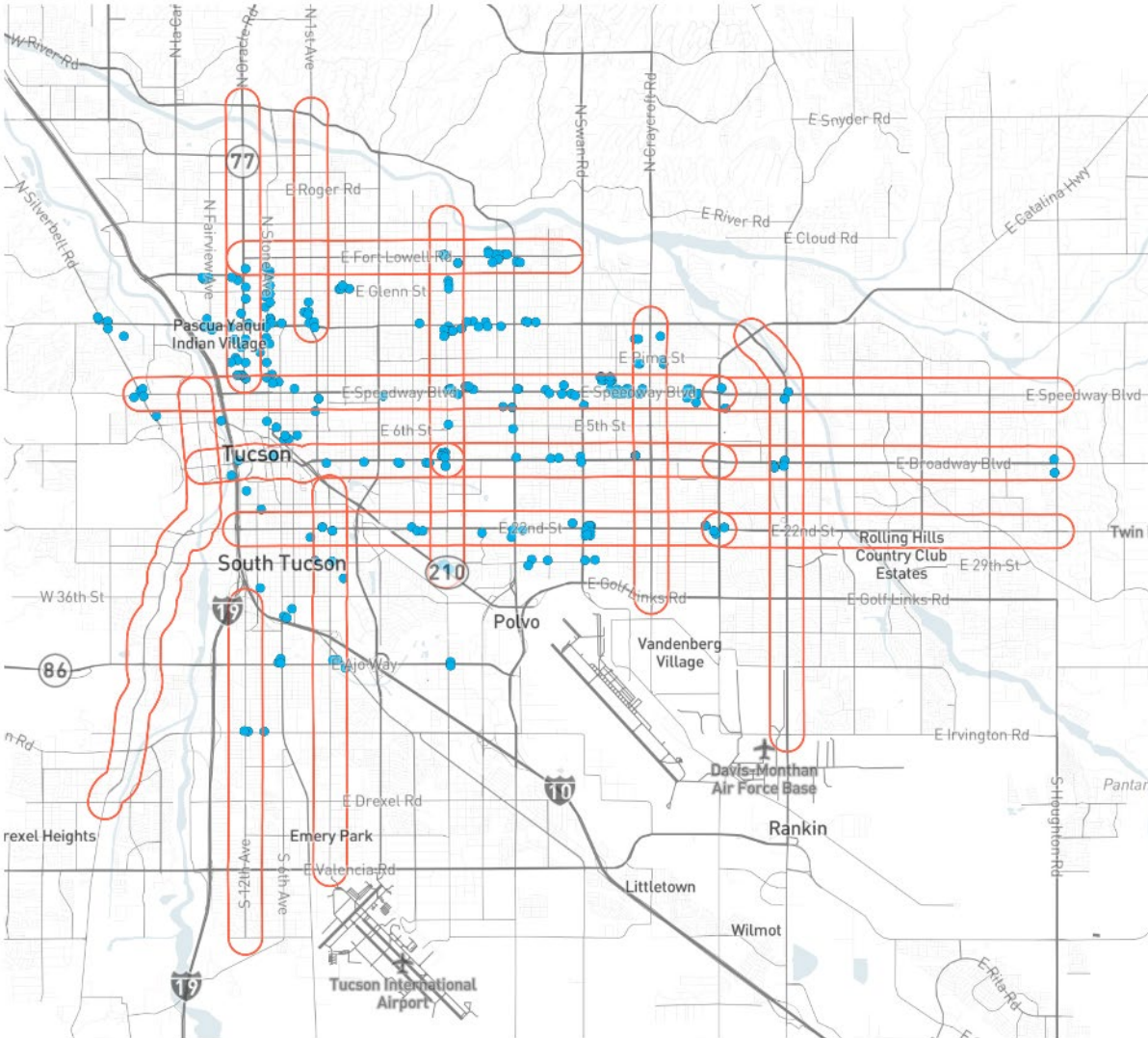
Using these criteria identified 281 parcels across the city, with nearly 75 percent located within the focus corridors.

The majority of opportunity sites are located within existing commercial and mixed-use zones, followed by industrial, and urban residential zones.



*High Opportunity defined as: non-publicly owned parcels having an I:L ratio of less than 1.0, or are vacant, in the top 10% of composite transit access, the bottom 75% of total RMV, and at least 0.5 acres

Opportunity Sites



Location Criteria:

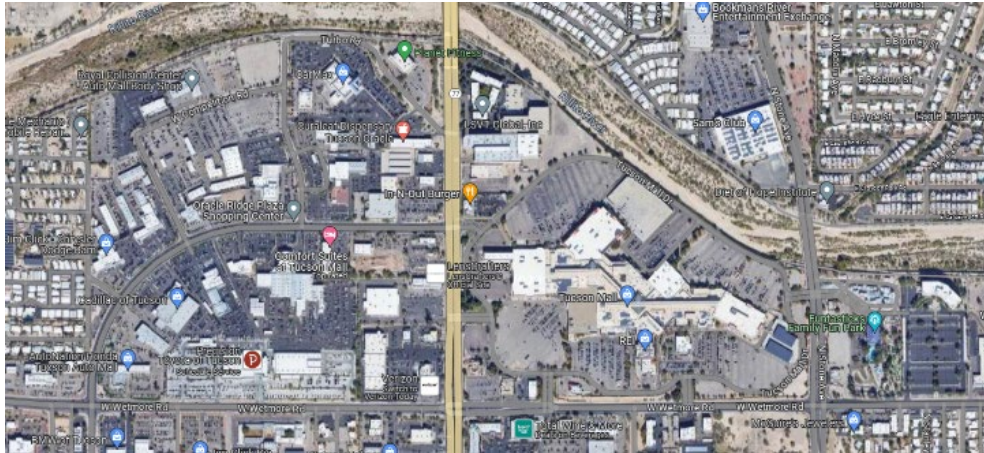
- Located within the City of Tucson
- Frontage on an existing arterial or collector roadway

Underutilized Site Definition:

A site that is not being used to its full potential; such as vacant lots, unoccupied buildings, or areas used for low-intensity purposes (ex. Parking lots) that do not align with the surrounding urban context or public infrastructure investment.

Opportunity Site Types - Existing Uses

Malls



Hotels



Office



Hospitals



Opportunity Site Types - Existing Uses

Small scale commercial single building



Medium scale strip without large anchor



Small scale strip with limited parking



Large Strip development with large anchor



Opportunity Site Types - Existing Uses

Churches



Large Lot Single Family Residential



Vacant Lots



Parking Lots



Barriers to Redevelopment (regulatory/code)

Key barriers to redevelopment in zoning code:

- Parking Minimums
- Building Heights & Setbacks
- Residential Density Restrictions
- Minimum Lot Size & Maximum Lot Coverage
- Use Restrictions
- Change of Use Requirements

Barriers to Redevelopment (process/fees)

Other barriers identified through focus groups :

- Discretionary processes, such as design review, creates uncertainty in the process and increases cost and risk
- Opposition to new projects and conflicting overall goals within Tucson can make the redevelopment of existing sites challenging, even when they promote infill development, increase overall housing supply, and support transit-oriented development.
- The structure of impact fees disincentivizes redevelopment, new infill development, especially new multi-family development.

Potential Tools for Corridor Redevelopment

- Explore a regulatory approach that can apply to corridors citywide
 - Corridor redevelopment option based on criteria (proximity to transit, corridor classification, etc.)
 - Option could provide more flexibility related to parking, setbacks, density, lot coverage, and building heights
- Reduced parking minimums on sites close to transit to better reflect parking demand and allow provision of parking to be tailored to the proposed use and context

Potential Tools for Corridor Redevelopment

- Establish building height and residential density bonuses for affordable housing or other desired development types.
- Development standards to facilitate the construction of tiny homes and the full spectrum of housing types
- Reduction of barriers to adaptive reuse of existing buildings, such as development thresholds for bringing a site up to current codes.
- Simplification of conflicting and/or convoluted processes.

Development Scenarios for Opportunity Sites

- Our team is currently analyzing six opportunity sites and testing development scenarios to assess the feasibility of redevelopment.
- These scenarios will be used to develop recommendations on code updates, process improvements and incentives that will be developed in Phase III.

Timeline

Phase	Phase I – Discovery	Phase II – Evaluation	Phase III – Tool Development	Phase IV - Adoption
Tasks	Mapping, data collection and focus groups	Barrier analysis, conceptual planning for opportunity sites & corridors, testing of alternatives	Recommend zoning changes, code changes, process improvements and other tools	Code amendments and formal review process for adoption
Community Engagement	Focus group	Stakeholder meetings Community engagement through Tucson Norte-Sur, Plan Tucson, and other related efforts	Stakeholder meetings Public meetings regarding proposed code changes	Planning Commission study session and public hearing Mayor and Council public hearing
Deliverables	Identify opportunity corridors and sites Identify potential tools	Analysis of key sites/corridors; conceptual site plans with development scenarios for key sites	Proposed zoning code amendments and process improvements; incentives, best practices, resources	Code amendments approved by Mayor and Council
Timeline	June – October 2023	November 2023 – May 2024	June – August 2024	Sept – Dec 2024

Development Review Fees

Development Review Fee Update

- January 2024 Mayor and Council gave notice of intention to raise development review fees for Planning and Development Services, Transportation and Mobility, and Tucson Fire Department
- Proposed fee increase:
 - 3.5% in July 2024
 - 3.5% in July 2025
- During the outreach and engagement process, an inconsistency in the fee structure was identified, which required reposting the proposed fee update and extending the notice period.
 - Some of the proposed changes to building permit fees are smaller or greater than 3.5% in order to correct the inconsistency
- Development impact fees **not included** in this fee increase proposal

What Comes Next?

April-June – Continued stakeholder outreach

June 18, 2024 – Mayor and Council Public Hearing

July 1, 2024 – Proposed effective date of Revised Fee tables

Follow this QR code to review the fee proposal and share your feedback

