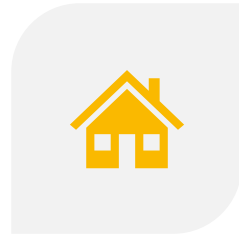


Downtown Infill Incentive District Sunset Date

Stakeholder Feedback Overview

PDSD focus areas



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



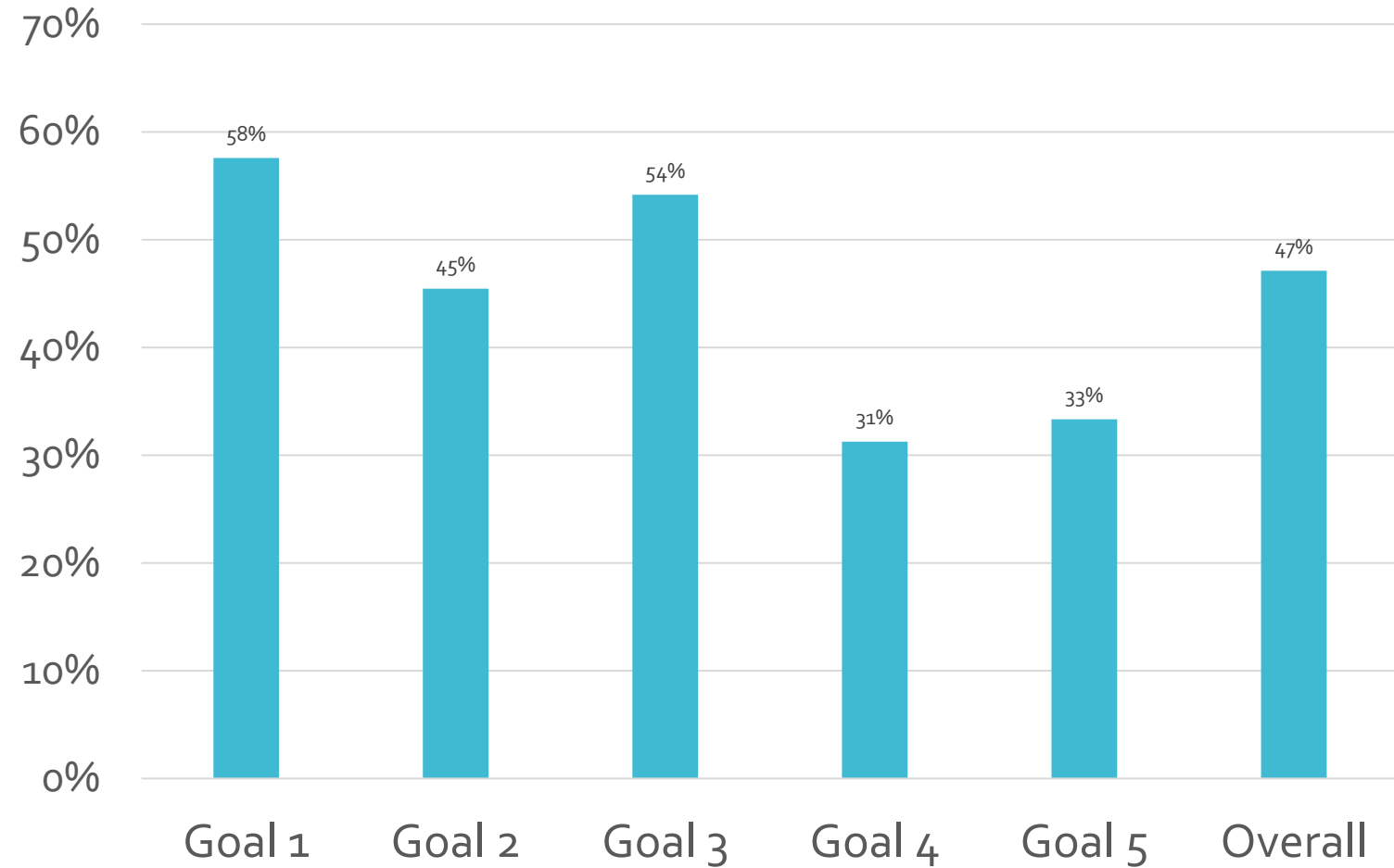
CHANGES TO ZONING /
DEVELOPMENT STANDARDS



ADMINISTRATIVE CHANGES

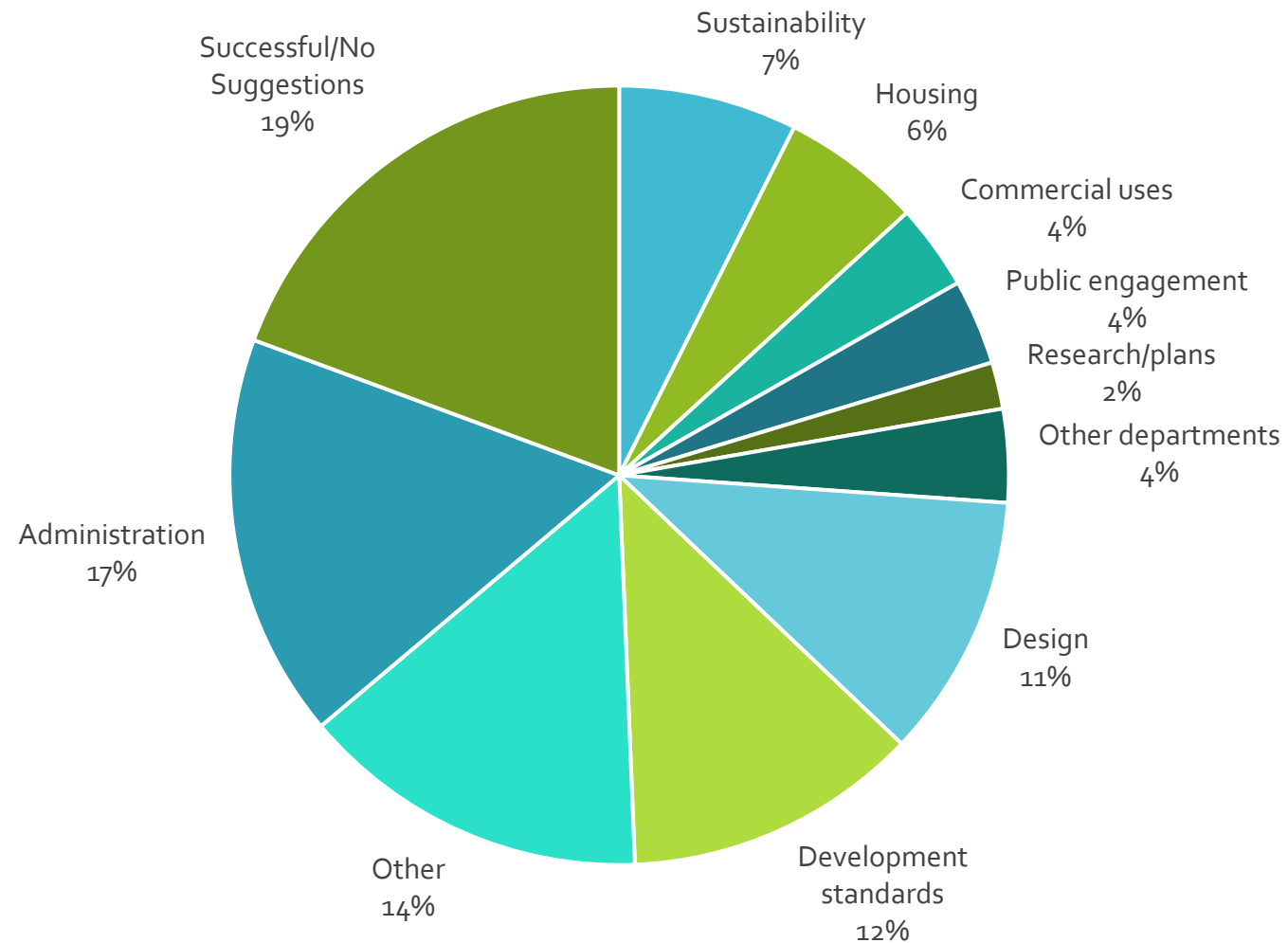
Feedback from Stakeholder Listening Session

How Successful are we?



Feedback from Stakeholder Listening Session

Suggestions per Focus Area



Feedback from Stakeholder Listening Session

Key Areas of Discussion

- Affordable Housing
- Administration of the Code
- Sustainability
- Design Standards
- Land Use Mixes
- Historic
- Other Topics

Affordable Housing

- lower rents for vehicle free tenants (decoupling of parking?)
- Be specific about what we want to incentivize. If we're adding 85% market rate housing that residents at or below AMI can't afford that's not great.
- Get creative with inclusionary housing components this round. If we are incentivizing what are the benefits to the community for housing needs this can be a great tool.
- How to prioritize affordable housing and mixed-income developments as an outcome in the IID. Tucson is at a crossroads in terms of affordability.
- Focus on equity and affordability. Just building more is no good if we're segregating the area.
- More promotion of affordable projects.
- More family affordable projects
- Focus on housing affordability so downtown can be an area for all Tucsonans regardless of income, rather than making an area attractive to investment and speculation.
- Affordable housing options to create diversity and provide access to the downtown core to working folks.
- Focus on incentives to support affordable housing and equitable development. Does that mean weighing priorities in different ways

Administration of the Code

- the new urban overlay seems to address this better? the "trade" clear and better incentives to develop
- Perhaps combine the historic and Rio Nuevo/DRB reviews into one process
- better integration with other COT processes. strategies to avoid repetitive reviews (IID, IPP, Historic Review)
- Better integration between IID and IPP.
- Many times a proposal has to go back through committees/subcommittees several times before getting approved, which often takes 3-9 months between meetings
- Fail. The IID does not "ease" development. IID makes certain types of development possible, in that those types are not allowed under base zoning code; however, it does not make those projects easier. The entitlement process, including IID, creates a high barrier to entry, which is part of the reason most completed projects have been large scale. It takes a sophisticated development team to pull off one of these projects.
- Over regulation often over complicates. The intent of the district is to incentivize? but often it seems more like more trouble to go through it, so where is the incentive in that? a key incentive could be ease of process (Seconded)
- Successful but occasionally cumbersome to get through.
- The process when revisions are required is tedious and cumbersome
- Lost flexibility by concentrating on infill. That came through during the pandemic

Sustainability

- Have to address climate change in building designs or it just becomes too hot.
- Sustainability could be pushed more to the limits - not enough teeth or focus (versus design requirements)
- Modern and sustainable design is difficult in older buildings. I agree there needs to be better understanding of this. If we really want sustainability to be key we need to understand turning old buildings "green" is hard.
- Stronger language regarding material, waste, environment performance (solar angle, wind, shadow)
- Please consider eliminating parking requirements for some smaller projects. Fewer car trips are essential for meeting the city's climate and carbon goals
- Water retention features, solar panels, water retention basins
- Broadly speaking LEED doesn't get us far enough toward the city's carbon neutrality goals. Need retrofit standards, more aggressive standards such as Phius, Living Building Challenge
- I'd like to see more of these developments utilizing solar panels, rainwater harvesting systems, water retention basins and curb cuts to capture rainwater etc.

Design Standards

- Overall, with the newer developments, I think the Design Review Committee does a nice job looking at neighboring buildings with the height of say a newer multi-story development
- The transition requirements to other historic structures are sometimes hard to achieve
- Depending on subdistrict, current standards can result in very different physical site programs across the IID. Hard to know what will ultimately be possible.
- On 4th it's not transition to SFHs that is an issue, it's from new things like The Union/Opus/Trinity to the structures for small, locally owned businesses. *that* part is a problem.
- Building setbacks and form are too prescriptive. Some of the parameters do not allow development on particularly odd shaped lots (Toole Avenue).
- Some minor UDC requirements could be changed (parking setback from vertical surface makes no sense)
- Noise standards, no balconies, solar restrictions to smaller structures
- Wider sidewalks, outside gathering areas, more shaded areas, and native landscaping. Green features.
- Unfortunately larger projects have tended towards the average rather than inspirational. Need incentives for better design
- Establishing a "look and feel" of southwest would assist with tourism strategy

Land Use Mixes

- Ways to address blight produced by empty retail spaces in the ground floors.
- Retail demand doesn't match IID requirements.
- 1st floor commercial for pedestrian interest has been difficult to achieve, especially re: required parking
- Housing developers are uncomfortable also being retail developers.
- Would be great to see more active ground floor uses integrated in all residential/mixed-use projects. Some have parking as ground floor use.
- Still lots of empty store fronts
- Consider live/workspace on the ground floor until enough density for true retail
- 1st level commercial has been difficult
- ground floor spaces aren't filled
- What do the surrounding neighborhoods need? As well as new housing units we're trying to get. (like grocery and other essential uses etc.)
- Understanding the needs of the neighborhood are important. How will the neighbors be supported by whatever goes in? Incentivize GROCERY or other important services for new and existing homes
- Grocery stores and living items stores (target, CVS, etc.) would be a great addition, folks who live downtown need to travel out to Broadway and etc. to access those larger stores.
- Love Gibsons but w/ more affordable housing development should consider a "traditional" grocery option closer to downtown.
- If the post pandemic WFH trend continues, is there any government square footage that can be converted to private sector use? Conduct inventory of government space usage?

Historic

- The trade off in 2015 was that no eligible historic building could be demolished to use the IID. This is the most important thing to retain
- There has been great work done in preserving the historic buildings downtown that has added the charm.
- Seems OK, the new development on 4th Ave has done an OK job w blending on 4th Ave, but the empty commercial space at 4th & 6th – eh
- Successful in allowing revitalization while maintaining the important historical properties of projects
- More successful than the alternative.
- This has been successful
- I don't think it's hurt or removed any historic structures, but I'm not sure that it's been a tool that is widely utilized to adaptively reuse historic structures. I see mostly new development using IID, which is what it's meant to do "infill"
- I mostly see IID used for new development, not for adaptive reuse
- Not good, and neighborhood protection is one of my main issues with IID. In 2015 ordinance it's the first thing listed in the first sentence, and I don't believe I've seen this as a central intent.
- Not sure if it is successful because the majority of the vacant spaces downtown are historical and have been vacant for a very long time (Chicago/corner of Scott and Congress etc)
- a hierarchy of decision making should be formalized - this would alleviate historic/drb/iid decision making regarding shade and other design guidelines
- The historical review process can be a challenge from a developer perspective trying to achieve modern functionality from an historic building
- Tucson is under-demolished. The quality of much of the existing built environment is low. We should be more judicious about what deserves historic protection

Other topics

- Student housing
 - It sounds like outside of the IID conversation there is a real need to discuss different models for student housing. There are lots of great models of this around the world and many of them do not fit into the way US codes define multifamily buildings.
 - No student housing projects
- Walkability / Public Realm
 - Mostly positive comments with suggestions for wider sidewalks, more light at night, more landscaping
 - Lots of positive comments about streateries and promoting more of these.
 - Increase public areas as was the intent
 - Require public space OUTSIDE of the project accessible to everyone. Trees, bike racks, water fountains/refill stations.