

Subject: FW: [EXTERNAL] Infill Incentive District (IID) Planning Commission public hearing Wednesday, November 16, 2022

Date: Thursday, November 10, 2022 at 10:53:40 AM Mountain Standard Time

From: PlanningCommission

To: Daniel Bursuck, Koren Manning

From: Sloane Haywood <sloane.haywood@gmail.com>

Sent: Thursday, November 10, 2022 10:52:59 AM (UTC-07:00) Arizona

To: PlanningCommission <PlanningCommission@tucsonaz.gov>

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The proposed changes to the IID are disturbing and counter to healthy planning for the future of the urban core.

Rather than requiring *more* landscaping and a minimum number of trees per development square footage, the proposal on the table is for *less* landscaping than is currently required. And I now understand that the "open space" requirement includes rooftops. I know of no Tucson rooftops that are public space, and a rooftop certainly does nothing for the urban heat sink.

Under the new IID requirements, there would be a lessening of the minimum number of parking spaces required for IPPs. There is currently a totally unsustainable lack of parking in the downtown area. When granting IPPs, the same street parking is consistently re-allocated to multiple developments. The last time I checked, there was no map showing current IPPs and those currently proposed. Has this changed? How can IPPs be granted with no knowledge of the true parking picture?

The new IID proposal includes an *increase* in zero-lot line development. This makes for an unattractive streetscape for cars, and for walkers, a less inviting and much hotter experience, especially when unmitigated by trees or other forms of shade.

Just 15% of new residential development is proposed for affordable housing. This doesn't come close to satisfying the need, and I've even heard that developers speak up in public meetings and say 15% is TOO MUCH, and it should be only 10%. Since the IID essentially subsidizes development, the city should be demanding that developers increase the ratio of affordable housing and stipulate that ratio be enforced for a longer period of time.

To talk about the Marist in the context of affordable housing doesn't take into account all the new, market-rate residential units that surround this project, while elders, working-class folk, and the disadvantaged are priced out of center city units, and increasingly at risk for homelessness. The solution to homelessness is more affordable housing!

The IID, IPPs as they currently exist and are worsened in this new proposal, present a missed opportunity for the City to chart a long-term livable course for Tucson. Where are the downtown public open spaces and tree-planting requirements that would provide residents and visitors with an inviting and comfortable place to enjoy, as well as mitigate the heat sink? Instead, what we see is promotion of market-rate housing, restaurants, and bars.

More and more development is underway while the city provides fewer and fewer amenities for residents already living in the urban downtown. Where is the retail that residents require for their daily lives and that make a downtown viable: a grocery store, pharmacy, etc.? The downtown neighborhood streets and sidewalks are in disgraceful disrepair.

It has been my experience that attending and speaking up in public meetings and writing letters and emails to appropriate parties does nothing to influence this trajectory toward development that doesn't improve quality of life—even for those new people you're trying to attract to live in the downtown area. And certainly, it diminishes the livability for those of us homeowners who have been "holding down the fort" for decades when downtown was withering. Because of our persistence and ongoing property investments and improvements, we have made the downtown area a very attractive place for development that is now increasing our property taxes while we suffer the construction noise and closed and damaged roads.

This may sound like I'm anti-development. I'm not. I am opposed to development that does nothing to improve the

quality of life for those who live, or would like to live, within that ongoing development.

Please include my comments in the record for this meeting.

Thank you,
Sloane Haywood
33-year resident at 707 S. 6th Ave

Attachment B





January 24, 2022

Dear Neighbor:

The WLB Group and PEG TUC BAUTISTA, LLC are pleased to invite you to a virtual neighborhood meeting to receive your comments regarding the Individual Parking Plan (IPP) application for The Bautista. The Bautista is a proposed 256-unit multi-family residential project with approximately 13,300 square feet of retail/commercial space on the street level and an approximate 8,000 square foot restaurant located on approximately 5.5 acres between Congress Street and Cushing Street on South Linda Avenue (see site plan below).

The Bautista will encourage pedestrian connectivity within the Mercado District by extending the Paseo from the Monier Apartment building, through the future Mercado Centro, to an open courtyard area in the center of The Bautista and to the Santa Cruz River Park. The IPP application is necessary to achieve design goals in compliance with the City of Tucson Unified Development Code.



Site Plan

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