

The Meteor
Doug Zell & Chris St. Peter
901 and 905 W. Congress St.
Tucson, AZ 85745

VIA EMAIL

Mayor Regina Romero & Tucson City Council
cc: Planning Commission (c/o Koren Manning), Menlo Park Neighborhood Association
President Kylie Walzak, Mac Hudson

September 20, 2022

Re: Inclusion of The Meteor in Infill Incentive District

Dear Mayor Romero and Tucson City Council:

We respectfully submit this letter to voice our support for the inclusion of The Meteor, which is planning a future location at 901 and 905 W. Congress St., in the proposed expanded Infill Incentive District (“IID”).

The Meteor, a concept that combines an all-day cafe with a bike shop, has locations in Austin, Texas and Bentonville and Fayetteville, Arkansas. We promote cycling, active lifestyles, and alternative forms of transit, and we pride ourselves on designing beautiful cafes, bike shops, and outdoor spaces that serve as the “front porch” of the neighborhood.

Inclusion of The Meteor in the IID would, quite simply, make development in Tucson much more attractive, as it would ease parking requirements and other design constraints. Moreover, inclusion of The Meteor would further the original purposes of the IID, including promoting sustainable development in the infill district; supporting a pedestrian- and cycling-friendly neighborhood; protecting the historic structures located at 901 and 905 W. Congress; and providing a transition between development and family residences in the form of a beautifully designed community gathering space.

For these reasons, we strongly support inclusion of The Meteor’s future Tucson location in the expanded IID.

Best Regards,

Doug Zell
Founder

Chris St. Peter
Founder

[EXTERNAL] Written comments for Update to the IID - Public hearing Wed Nov 16 2022

Cade Hayes <cade@dustdb.com>

Tue 11/15/2022 10:43 AM

To: PlanningCommission <PlanningCommission@tucsonaz.gov>

I am writing to support the update of the IID as a Menlo park resident. I live at 124 N. Melwood and love my neighbors and neighborhood.

I believe including the West Congress area and the property on the Nearmont site will significantly benefit the community and provide an effective rezoning that will provide flexible development and a thorough design review with neighborhood input.

Cade Hayes

**[EXTERNAL] Support of the Update to the IID for the Public hearing on Wednesday
Nov, 16 2022**

Studio . <studio@dustdb.com>

Tue 11/15/2022 10:54 AM

To: PlanningCommission <PlanningCommission@tucsonaz.gov>

To whom it may concern,

We support the update to the IID that includes West Congress and the site near Nearmont.

As an architecture firm working on two projects at 901 and 905 W. Congress, we believe expanding the IID to include these areas will benefit the community and provide an effective rezoning that will provide flexible development and a thorough design review with neighborhood input.

Jesus Robles and Cade Hayes

Congress St. & Grande Ave.
Businesses and Property Owners

VIA EMAIL

Mayor Regina Romero
Vice Mayor and Ward 1 Council Member Lane Santa Cruz
Tucson City Council
Planning Department, attn: Koren Manning
Members of the Tucson Planning Commission

October 4, 2022

Re: Infill Incentive District Possible Expansion to Include Pueblo Vida

Dear Mayor Romero and Tucson City Council, PDS and the Planning Commission,

We are writing to you today to request consideration of expanding the Infill Incentive District boundaries to include our businesses and properties located along the north side of Congress St. from Bonita Ave. to the west and to Grande Ave.

We have listened to Menlo Park neighbors that historic preservation, reduced car parking, an emphasis on walkable, transit-oriented and sustainable local business development are priorities in the community. Inclusion in the new iteration of IID will help both of us – our business partners and the neighborhood – achieve the best possible development for the community.

We understand that review of the IID, including possible but minor adjustments to the boundaries, is underway currently and we could not be more excited to not miss this opportunity. We hope you will consider our unequivocal enthusiasm for possible inclusion in the IID and grant us access to the tools we can use to design more people- and community-centered spaces for the westside.

Warmly,

David E. Burt 10/4/2022 1006 W. Congress St.

[EXTERNAL] Item #4 C8-22-01 Infill Incentive District Update UDC Amendment

Mac Hudson <mac.hudson@gmail.com>

Tue 11/15/2022 2:45 PM

To: PlanningCommission <PlanningCommission@tucsonaz.gov>

Cc: Daniel Bursuck <Daniel.Bursuck@tucsonaz.gov>;Kylie Walzak <kwalzak@gmail.com>;Koren Manning <Koren.Manning@tucsonaz.gov>

Hearing date: November 16, 2022

Hearing Topic: Item #4 C8-22-01 Infill Incentive District Update UDC Amendment

Dear Commissioners,

Thank you for your service to our community.

My name is Mac Hudson. I currently reside and have resided in the Menlo Park neighborhood for 22 years. I am and have been an active participant in the neighborhood and with the neighborhood association including having served in the past as neighborhood president.

I believe it is in the best interest of the citizens of Tucson and the residents of my neighborhood for you all to recommend to the Mayor and Council to approve the Infill Incentive District Update as recommended by staff in the memorandum of November 9.

I approve of the IID update as described by the memorandum in general and specifically, in my neighborhood, the minor boundary extensions of the Congress Street commercial corridor and the former Nearmont landfill.

The former Nearmont landfill site is owned by the City of Tucson and is currently split by the IID boundary. Inclusion of the R-2 parcels in the boundary extension is beneficial and preferred for these reasons:

- Including the entire site would allow for more comprehensive site planning and development.
- Mitigates impact of development on existing residential in Barrio Sin Nombre (a part of the Menlo Park neighborhood) via transition standards, bulk reduction and potential site specific zoning conditions that are required of an IID review, but not required of underlying zoning.
- IID option includes requirements for public open space
- Public notification and input via a neighborhood meeting is required of IID process but necessarily of the underlying zoning

Note:

There are Menlo Park neighbors, including myself, that have specific ideas for land uses on the city-owned former Nearmont Landfill site and a smaller subset of these neighbors are concerned that the extension of the IID over the site might preclude their specific land use ideas. But this is not the case and in fact the opposite is true: inclusion of the Nearmont site into the IID will benefit a myriad of potential land uses and the neighborhood in general for the reasons outlined above.

The ultimate development plan for the Nearmont site will continue to be shaped by the goals established in the Menlo Park Neighborhood Plan, currently in development, and inclusion of the entire site in the IID will allow for more comprehensive site planning going forward.

The inclusion of the Congress Street commercial corridor in the boundary extension is beneficial and preferred for the same reasons as outlined above and also because:

- Historic protections in the IID encourage the reuse of existing historic structures in new development.
- The 11 properties of the Congress St corridor already allow for intense commercial uses, such as those zoned C-3. For example, a parcel zoned C-3 is allowed by-right (no design review or public input) to develop up to 75 feet in building height, 87 residential units per acre with no required transition standards or bulk reduction for existing residential development.
- Flexibility (parking, landscaping, etc.) of the IID allows for a change of use when the underlying zoning generally does not. This helps to make renovations and reuse of existing structures in this commercial zone more viable.

Note:

Several of my neighbors and I walked door-to-door and reached out by phone and email to all of the property owners and business owners in the proposed Congress Street commercial corridor. We gave them literature, contacts for planning staff and let them know of a meeting that was held at Ward 1 specifically for their questions. As a result many of the property owners have submitted comments in favor of the extension and I know of no owners that are opposed.

Thank you again for your time and expertise and for voting in favor of the Infill Incentive District Update as recommended by staff in the memorandum of November 9.

PS If necessary I would like to speak at the zoom hearing.

--

best,

Mac Hudson

[EXTERNAL] Planning Commission Public Hearing on 11/16/22

Gene Einfrank <gene.einfrank@gmail.com>

Tue 11/15/2022 4:09 PM

To: PlanningCommission <PlanningCommission@tucsonaz.gov>

This Message Is From an Untrusted Sender

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November 15, 2022

FROM:

Gene Einfrank

212 S Avenida del Sembrador

Tucson, AZ 85745

TO:

City of Tucson Planning Commission

RE:

Planning Commission Public Hearing on 11/16/22 to consider the IID 2023 Update

Dear Planning Commissioners,

In 2007 my wife and I made a life-changing decision to move into the Mercado District of Menlo Park. At that time the District, a planned area development, was little more than a blank slate with acres of vacant land. Still, we were attracted by the developer's vision, *bolstered by neighborhood input*, to turn the area into a new mixed-use, pedestrian and transit oriented community. Today the Mercado District is a thriving, walkable/bikeable neighborhood with over 50 new homes amongst eclectic shops and popular restaurants inside the Mercado and MSA Annex. Additionally, the District includes the Monier market rate apartments, the West End Station affordable apartments and downtown connectivity provided by the Modern Streetcar. The new development was designed to fit aesthetically and comfortably into the larger historic neighborhood of Menlo Park. And we think it most certainly does! That is the critical reason why we support the Planning Commission's effort to update and add parcels to the Infill Incentive District that includes the Nearmont Landfill site.

The IID works to provide guidance that promotes the kind of planned development that makes the Mercado District a liveable, economically vibrant neighborhood within Menlo Park. Importantly, adding the Nearmont Landfill site to the IID:

- Brings parcels into uniformity to increase what's possible, including affordable housing
- Increases opportunities for the neighborhood to participate in the planning and visioning process by requiring public notification and input via neighborhood meetings to give residents a voice in the process
- Allows for more density near the streetcar to give people of all income levels the opportunity to live a less car-dependent life

- Makes it easier to realize a vision that includes a park, and incentivizes affordable, transit-oriented housing
- Requires proposed development to go through a design review process
- Allows for site specific zoning conditions that may be added to mitigate impacts on existing development /residences.

Thank you for your consideration.

Sincerely,
Gene Einfrank

[EXTERNAL] Planning Commission Public Hearing Nov. 16, 2022

Kylie Walzak <kwalzak@gmail.com>

Tue 11/15/2022 4:22 PM

To: PlanningCommission <PlanningCommission@tucsonaz.gov>

Cc: Daniel Bursuck <Daniel.Bursuck@tucsonaz.gov>; Koren Manning <Koren.Manning@tucsonaz.gov>; Acacia Dupierre <Acacia.Dupierre@tucsonaz.gov>

Hearing date: November 16, 2022

Hearing topic: Item #4 C8-22-01 Infill Incentive District Update UDC Amendment

Dear Commissioners,

My name is Kylie Walzak and I am a homeowner and have lived in Menlo Park for 12 years. I'm also involved with the Menlo Park Neighborhood Association but want to make clear I am speaking for myself as a resident and do not represent the Neighborhood Association.

I support the recommendations to expand and amend the Infill Incentive District as outlined in the November 9th memo in your meeting materials. I support the recommendations both in general and specifically as the proposed changes would affect different areas in Menlo Park. I attended the October 4th IID Information meeting at Ward 1 which was well attended by many business owners along West Congress Street and Grande Avenue. I am not aware of any opposition to the IID expansion along that corridor.

I support including the commercial businesses along Congress and Grande because of the flexibility the IID allows for reduced parking, the emphasis on transit-oriented development, landscaping and setbacks that support a walkable neighborhood, historic preservation of contributing businesses (many along Congress are contributing), and the opportunity for greater community input and feedback in the (re)design process.

I wish I could say there was no opposition to the idea of the Nearmont Landfill parcels being included in the IID. Several neighbors in Barrio Sin Nombre who live closest to these parcels and have been organizing for a long time around the idea of restorative justice are opposed to including Nearmont in the IID. Their reasons are based in an understandable frustration with and lack of trust of the City of Tucson for past promises made that have been slow to deliver and for the rapid pace of development and change they have experienced as witnesses to the growth of the Mercado District. I empathize with these concerns and want to work to allay them.

The Menlo Park Neighborhood is in the middle of a Neighborhood Plan process that will set land use preferences and recommendations for future development on the Nearmont parcel. It is the preference of Barrio Sin Nombre to reserve the Nearmont parcels for a neighborhood park and they have done a lot

of work to build support for the idea. I support the idea. My comments today in no way diminish or disrespect their work.

Where we have been unable to agree is the impact the IID would have on the Nearmont parcels. Currently a portion of the parcels are zoned R-2 with some Industrial zoning on the eastern corner of the parcels. I believe Planning Department representatives when they tell us the motivation for including Nearmont in the IID is to unify the parcels under one overlay which will allow for greater flexibility in master planning the entire parcel, not just the Nearmont portion.

Because the lots are City-owned, and because the City, through the Housing Affordability Strategy for Tucson (HAST) plan and from Mayor and Council direction, has made affordable housing a priority I want to see this city-owned site be afforded the greatest amount of flexibility to become affordable housing located next to transit *and* open space serving families and residents in the area. I think both are possible and with the IID the process for community input and feedback through community meetings and plan reviews will be more robust than without it.

I would also like to speak at the hearing tomorrow. My phone number I will use is below.

Kylie Walzak
Menlo Park Neighborhood
kwalzak@gmail.com
520-891-9094

Re: [EXTERNAL] Item #4 C8-22-01 Infill Incentive District Update UDC Amendment

PlanningCommission <PlanningCommission@tucsonaz.gov>

Tue 11/15/2022 5:08 PM

To: Anne Trumble <anne.trumble@gmail.com>

Thank you, Anne.

We will forward the below email to the Planning Commission for their review and post it online with the rest of the IID materials for the public hearing tomorrow evening.

Best,

Dan

From: Anne Trumble <anne.trumble@gmail.com>

Sent: Tuesday, November 15, 2022 4:58 PM

To: PlanningCommission <PlanningCommission@tucsonaz.gov>

Subject: [EXTERNAL] Item #4 C8-22-01 Infill Incentive District Update UDC Amendment

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Hearing date: [November 16, 2022](#)

Hearing topic: Item #4 C8-22-01 Infill Incentive District Update UDC Amendment

Dear Commissioners,

My name is Anne Trumble and I am a resident of Menlo Park. 5 years ago I chose the neighborhood for my first home purchase because of its walkability, relative density, access to urban amenities, proximity to outdoor recreation, and affordability. It has proven a fantastic decision based on these criteria, and only accentuated by new smart development in and around the Mercado that continues to provide evermore community and livability.

I am writing to you today to express my approval and support of the Infill Incentive District Update, as recommended by staff. I believe expansion of the IID will foster more cohesion of the elements that drew me to Menlo Park, by providing opportunities for more neighborhood-scale comprehensive site planning and development, and with greater community input. I believe the Nearmont site needs to be included in the IID for these reasons.

Thank you in advance for your vote in favor of the Infill Incentive District Update, and for your time and expertise in the matter.

Anne Trumble

[EXTERNAL]

G Martinez <warbirds@yahoo.com>

Tue 11/15/2022 4:59 PM

To: PlanningCommission <PlanningCommission@tucsonaz.gov>

This Message Is From an Untrusted Sender

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Hearing date: November 16, 2022

Case number IID #C8-22-01

Name: Anthony Nelson

Dear Commissioners,

I am a resident of Barrio Sin Nombre and reside in Ward 1. I am part of a grass roots committee that represents Barrio Sin Nombre, which is one of three communities that make up Menlo Park Neighborhood Association (MPNA). For the last 8 months we have been working closely with City of Tucson (COT) Vice Mayor Santa Cruz, City Environmental Services Director Carlos de la Torre, and informally with COT Park's leadership and City Manager Michael Ortega, to develop a family park in the area.

We are applying \$300,000 monies left over from the Sin Nombre Barrio (BSN) 1.2-million-dollar infrastructure project, that gave us new street pavement, lights, speedbumps and two monuments at the entry ways to our Barrio.

In addition, we have been working with MNPA Neighborhood Plan to develop a land use plan that will guide future development for the immediate area. We have been advised that once the plan is completed and adopted by Mayor and Council that it will set the parameters for new development.

Thus far a good amount of work and engagement by the residents of the the community has taken place. This is evident for BSN as under the category of "Choices Impacting Barrio Sin Nombre," the #1 choice is a park at the intersection of Cushing and Melwood (see attachment A). So, if we project into the future, the Family Park would likely have a very high priority and will be part of the total area Neighborhood Plan land use policy.

What caught us by surprise was the addition to the IID expansion of two lots know as PS Hughes lots #13 and #14 that border the cross streets Melwood and Cushing in BSN (see attachment B). The Barrio is unique in that area is considered Tucson's Birthplace.

BSN is next to the historic site of the Mission and Convento San Agustín. Later a red brick factory was created and after the clay mining had played out, the COT used the pits for garbage dumps. Three active landfills, Nearmount, Congress and the A Mountain dumps surrounded BSN. These landfills were in operations for at least 10 years and were not closed until the mid-1960's.

We have been working hard to reclaim our history and develop a sense of pride in our community that had for so long been disinvested in as a result of red lining and deed restrictions (No Blacks and Brown people). Now, that we are "sitting at the table" we were blindsighted by the IID boundary expansion proposal.

As Commissioners you are aware of the tremendous development that has been occurring in Menlo Park since the completion of the trolley. Just within the Gadsden development 1000 rental units have been constructed or planned (see attachment B). If we add other planned development to the immediate area and factor in the existing residences, the need for open space and a recreation area becomes extremely importance. The Neighborhood Plan is 8 months out from completion. However, with the IID sunsetting in January 2023, we are caught in an unforeseen situation.

We don't see any value in including these lots in the IID expansion. They are zoned as R2 and owed by COT, which zoning allows for a family park. We are aware that the property adjacent is currently zoned as Light Industrial (I1) and will be offered as an incentive for those developers that make a commitment to build affordable rentals (15% of units). We support and applaud the City for its efforts in this area. However, the need is so great that we think that the incentive should require 40% for I1 City owned properties. One of our concerns is that the developers insist on having a 20 % return on their capital investment. This is blatant greed!

Thus far, we have requested a joint meeting with Vice Mayor Santa Cruz and City Manager Ortega. Hopefully we will meet prior to November 16th Planning Commission Meeting. We also had a discussion with the Steering Committee that is working on the Neighborhood Plan and gave a preliminary overview at MPNA meeting held on November 10th. A formal presentation to the Menlo Park community will be made at the December 8th meeting which will be prior to the Mayor and Council Public Meeting in December.

Many community members are in opposition to the IID in the Nearmont landfill AKA Barrio Sin Nombre Family Park. A lot are elderly who won't make these meetings.

Si Se Puede!!!

Sincerely, Anthony Nelson (520) 3471631, email warbirds@yahoo.com

[Sent from Yahoo Mail for iPhone](#)

7 Points)

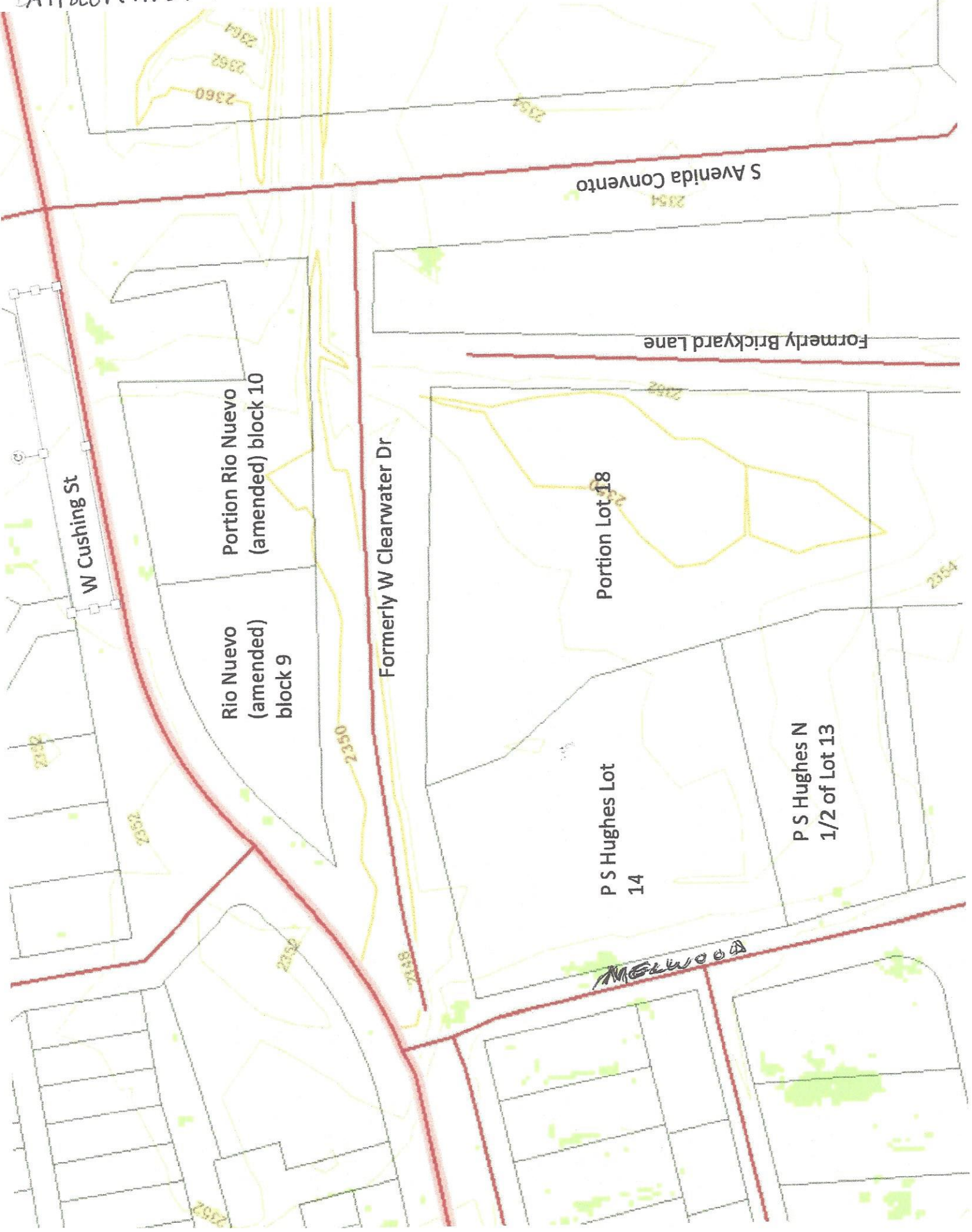
More Local Jobs for Residents and Youth (16 points)

Choices Impacting Barrio Sin Nombre

1. Park at the Intersection of Cushing & Melwood at Barrio Sin Nombre
2. Support Neighborhood Assets (Mission Gardens) **(19 points)**
3. Pedestrian and Bicycle Connectivity to the Loop/Santa Cruz River, Mission Gardens, Parks, Recreation, and Open Space **(17 points)**



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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