

Downtown Area Infill Incentive District

What is the Downtown Area Infill Incentive District (IID)?

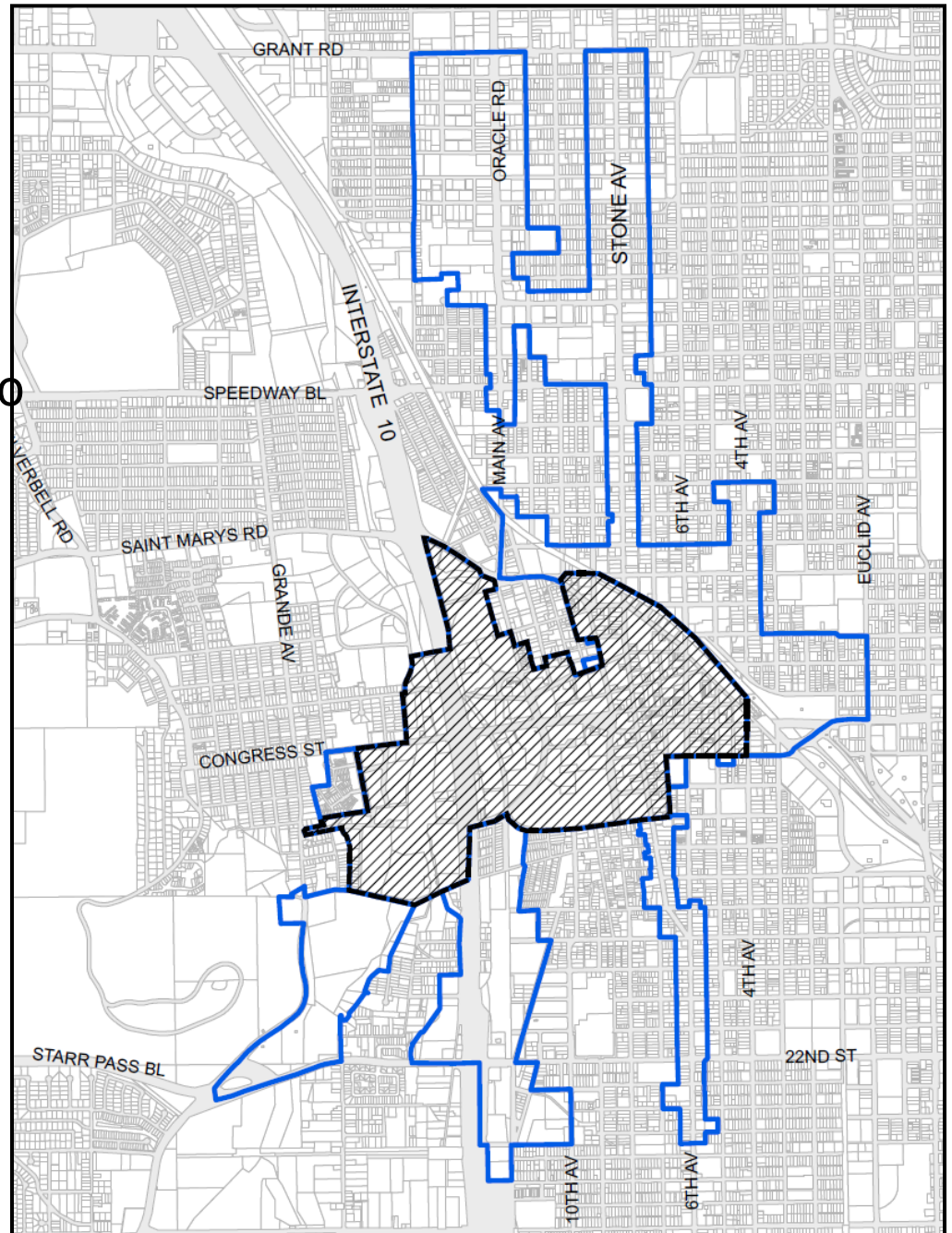
- An optional overlay zone wherein a property owner may request a Modification of Development Regulations (MDR) if the proposed project does not meet the applicable regulations of the underlying zone.
- The amount a standard can be modified depends on whether the project is located in the Greater Infill Incentive Subdistrict or Downtown Core Subdistrict.
- Compliance with Streetscape and Development Transition design criteria is required with the granting of all MDR requests.



Downtown Area Infill Incentive District

Findings for the IID (compared to metropolitan Tucson):

- Higher vacancy rates
- Generally older housing
- Original quality of construction and current condition of buildings are of poorer quality
- Declining population



Purpose of the IID

- To encourage sustainable infill development that supports the creation of urban neighborhoods that are pedestrian and transit-oriented; and,
- To address barriers to infill development.



Mayor and Council Action

- October 24, 2006 – IID approved as a policy area
- September 9, 2009 – Adopted the Land Use Code text amendment creating the IID
- October 5, 2010 – Amendments to the IID adopted creating the Downtown Core Subdistrict



Additional Information

- Does not impose requirements or restrictions. Conditions of the IID are only triggered when an MDR is requested;
- Does not affect permitted uses;
- Property owner may still develop using the underlying zoning;



Additional Information

- MDR cannot be used to modify or waive requirements of other overlay districts;
- Modifications to historical buildings shall respect the architectural integrity of the historic façade; and,
- Consistent with State statute which allows local jurisdictions to establish infill incentive districts to facilitate reinvestment in distressed areas.



Greater Infill Incentive Subdistrict (GIIS) – MDR

Development regulations may be modified up to 25% with the following exceptions:

- Building Height – May be up to 60 feet unless zoning permits more;
- Parking – May be reduced more than 25% per an agreement with ParkWise or via an Individual Parking Plan. Allows additional parking options (on-street, off-site, on-street, & agreement w/ParkWise)



GIIS – MDR continued

- Landscaping & Screening – a complete exception is permitted in exchange for providing shade along sidewalks and outdoor seating areas
- FAR – a complete exception is permitted
- Pedestrian Access – a complete exception is permitted provided no safety access is created and accessibility requirements are met



Downtown Core Subdistrict (DCS)

Projects within the DCS are exempt from the LUC's development regulations except for:

- Permitted use
- Building height
- Demolition and façade alteration requirements of the RND
- When provided, landscaping shall be in accordance with City's drought-tolerant plant list



Design Criteria – Streetscape Design

Projects must comply with Streetscape and Development Transition Design Criteria

Goal: Pedestrian and transit-oriented development

- Provide windows on at least 50% of the building's frontage along the street
- Provide architectural details every 50 feet
- Locate parking at the side or rear (except for changes of use)
- Make front doors visible or identifiable from the street



Design Criteria – Development Transition

Goal: Mitigate excessive visual and noise intrusion into adjacent single family residences

- Mitigation is required when a project is adjacent to an existing residential site that is of a lesser intensity
- Mitigation of Taller Structures – building height is limited to 25' within 30' of the affected property line, windows shall be located or treated to reduce views into affected property



Design Criteria – Development Transition

- Mitigation of Service Areas – loading zones and garbage disposal must be separated from affected property by buildings, barriers, or similar design technique
- Mitigation of Parking Facilities and other Areas – parking and areas with noise and outdoor lighting shall be screened



Review and Approval Procedures

Projects within the GIIS: Full Notice Procedure – requires neighborhood meeting, considered for approval by the PDSD Director, notice of decision

Projects within the DCS: Expedited review (review and consideration of approval within 30 days); considered for approval by the PDSD Director



Projects With Approved IID-MDRs

1. The District (student housing project)
2. Plaza Centro – Greyhound Site (student housing project)
3. One East Broadway (mixed use project)
4. Rialto Theater Patio



1. The District (550 N. 5th Ave.)

Student Housing Project

- 198 units
- Accommodates 698 residents
- 3 - 5 stories
- Total area = 247,519 sf

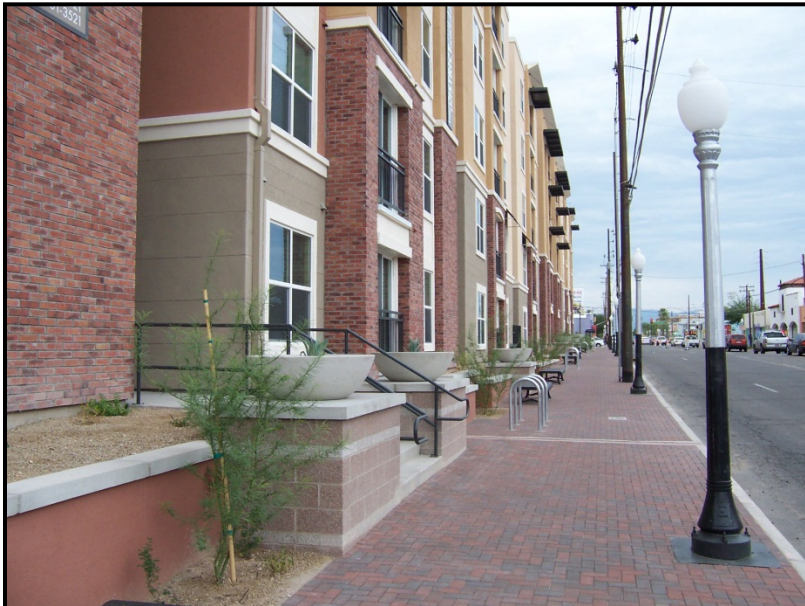


1. The District – MDRs approved to:

- Reduce the street perimeter yards to zero
- Increase the building height to 60 feet in the R-3 zone
- Increase the density by 25% in the R-3 & C-3 zones
- Waive the landscape buffer along streets



The District (550 N. 5th Ave.)



As seen from 6th Street

The District (550 N. 5th Ave.)



As seen from 5th Street

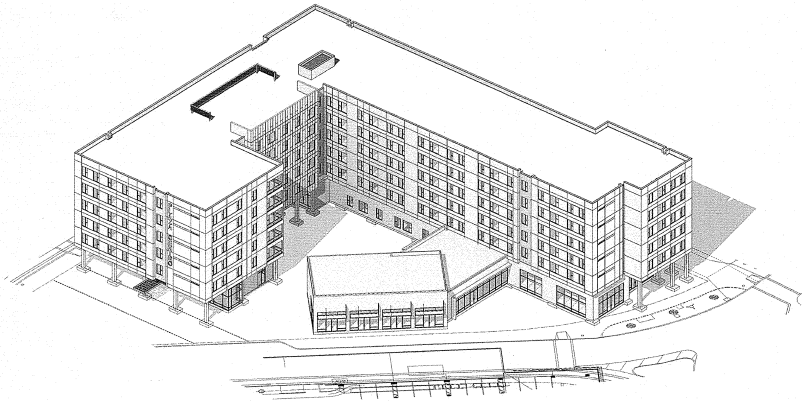
2. Plaza Centro – Greyhound Site (350 E. Congress Ave.)

Student Housing/Commercial/Retail Mixed Use Project

- 6 stories total; 5 of which are for residential (284 beds)
- Ground floor includes amenities for residents and commercial/retail tenant space
- MDR required to waive parking and loading standards and to modify landscaping and solid waste collection standards



2. Plaza Centro – Greyhound Site



South Elevation (Architectural Rendering)



East Elevation (Architectural Rendering)

2. Plaza Centro – Greyhound Site



North Elevation (Architectural Rendering)



West Elevation (Architectural Rendering)

3. One East Broadway (1 E. Broadway)

Commercial/Office/Retail/Residential Mixed Use Project

1. 9 stories (2 below grade, 7 above grade); approx. 137,000 sf.
2. MDRs approved to exempt from the lot coverage standard, motor vehicle parking to allow flexibility to lease parking spaces to tenants/users of other downtown properties, loading standard, and to modify the solid waste collection standard.



3. One East Broadway (1 E. Broadway)



South Elevation (as seen from Broadway)

3. One East Broadway (1 E. Broadway)



East Elevation (as seen from Stone)

4. Rialto Theater Patio (318 E. Congress Ave.)

**Project: Outdoor patio along the east side
of the theater**

MDR approved to exempt parking, landscaping,
screening, and pedestrian circulation path

