

THOUGHTS FOR CONSIDERATION FOR THE IID DEVELOPMENT TRANSITION STANDARDS

The most significant project to use the IID is The District along 6th St. with W.U.N.A. The current 5.12.6B Development Transition Standards, have not shown how to assure a successful transition strategy. The current required transition occurs only on the development side of a project and begins its transition from a project proposal 25% greater than its base zoning. This can still impose a large impact on adjacent neighborhoods. For that reason an additional transition-stabilization zone (proposal) is suggested to occur off development boundaries for the purpose of mitigating neighborhood stabilization. The added zone is to ensure the health of residential edges and offer equitable trade-off options for owner occupied residential properties along the development edges. The following modifications are offered for discussion:

(proposal) Section 5.12.4 GIID

Consider lowering the modification of base zoning as specified to 10% if no change is made to 5.12.6B Development Transition Standards.

(proposal) Section 5.12.6B Development Transition Standards

Consider modification to the increase in base zoning standards, to remain at 25% and up to 50% if approved by the Neighborhood Association in which the development will be, based on the following:

- A (1) block deep neighborhood stabilization transition zone shall be designated comprising properties zoned R-1 or R-2. This zone shall border the development and be subject to NHA acceptance and be for the purpose of protecting and stabilizing the neighborhood edge.
- An off site Neighborhood Stabilization Transition Plan (NSTP) containing the following:
 1. Incentives for purchase and/or improvement of owner occupied properties needing to relocate with detailed covenants to preserve R1 & R2 use and design character and allow compatible improvements.
 2. Identification of portions of service area impact fees for the upgrade of public improvements within the off-site transition zone along high impact projects
 3. A secondary impact fee overlay in high impact zones with options for a project developer to purchase properties subject to above covenants.¹
 4. Preservation and Improvement incentives for all other R-1 & R-2 properties within the off site transition zone subject to above covenants.

Design proposal for IID projects are now reviewed by a City of Tucson appointed design professional. During the approval process of the District, The City had not yet created the position of a design professional and it had granted exception to streetscape design standards (50% shade along 6th Street sidewalks, etc...) which is now viewed as a design omission. Section 5.12.6A, Streetscape Design as well as other sections in the IID overlay ordinance, are also under consideration by the Planning Commission for needed changes. The District is shown below:



THE DISTRICT

¹ The idea of a secondary impact fee overlay is not a current impact fee mechanism. It is provided for discussion. As the City re-writes impact fee benefit areas, this could be designated as a targeted impact overlay in high impact zones. It would focus on private purchase of property along impacted edges for the purpose of stabilizing and solidifying neighborhood boundaries. Properties in this program would have use and design covenants.