

# **Downtown Area Infill Incentive District**

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

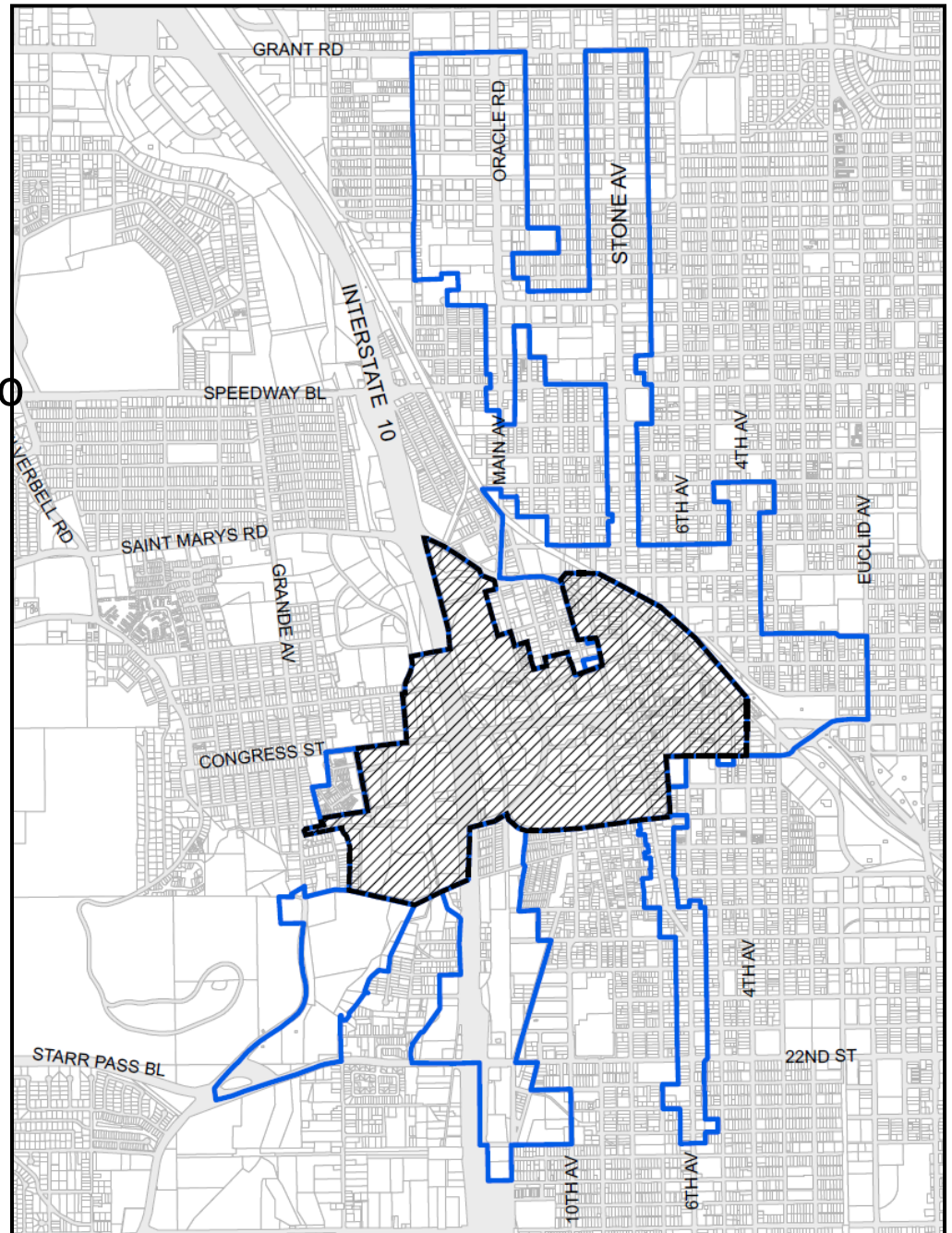
- An optional overlay zone wherein a property owner may request a Modification of Development Regulations (MDR) if the proposed project does not meet the applicable regulations of the underlying zone.
- The amount a standard can be modified depends on whether the project is located in the Greater Infill 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. 5<sup>th</sup> Ave.)



As seen from 6<sup>th</sup> Street



# The District (550 N. 5<sup>th</sup> Ave.)



As seen from 5<sup>th</sup> Street

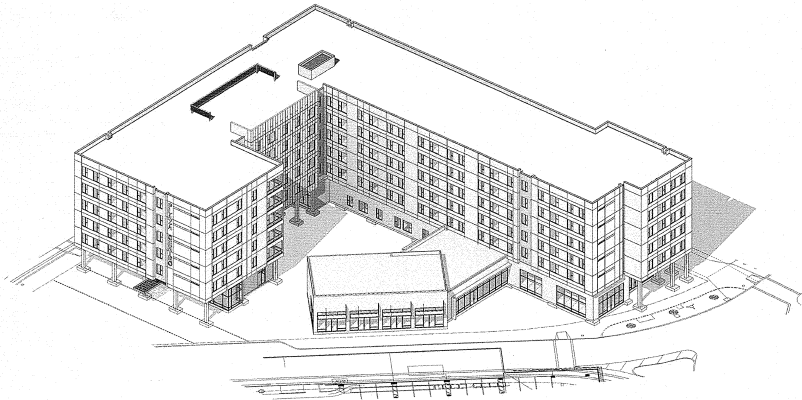
## **2. Plaza Centro – Greyhound Site (350 E. Congress Ave.)**

### **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

