

DATE: February 14, 2014





RE: Executive Summary
Downtown Links Expanded Integrated into revised Infill Incentive District

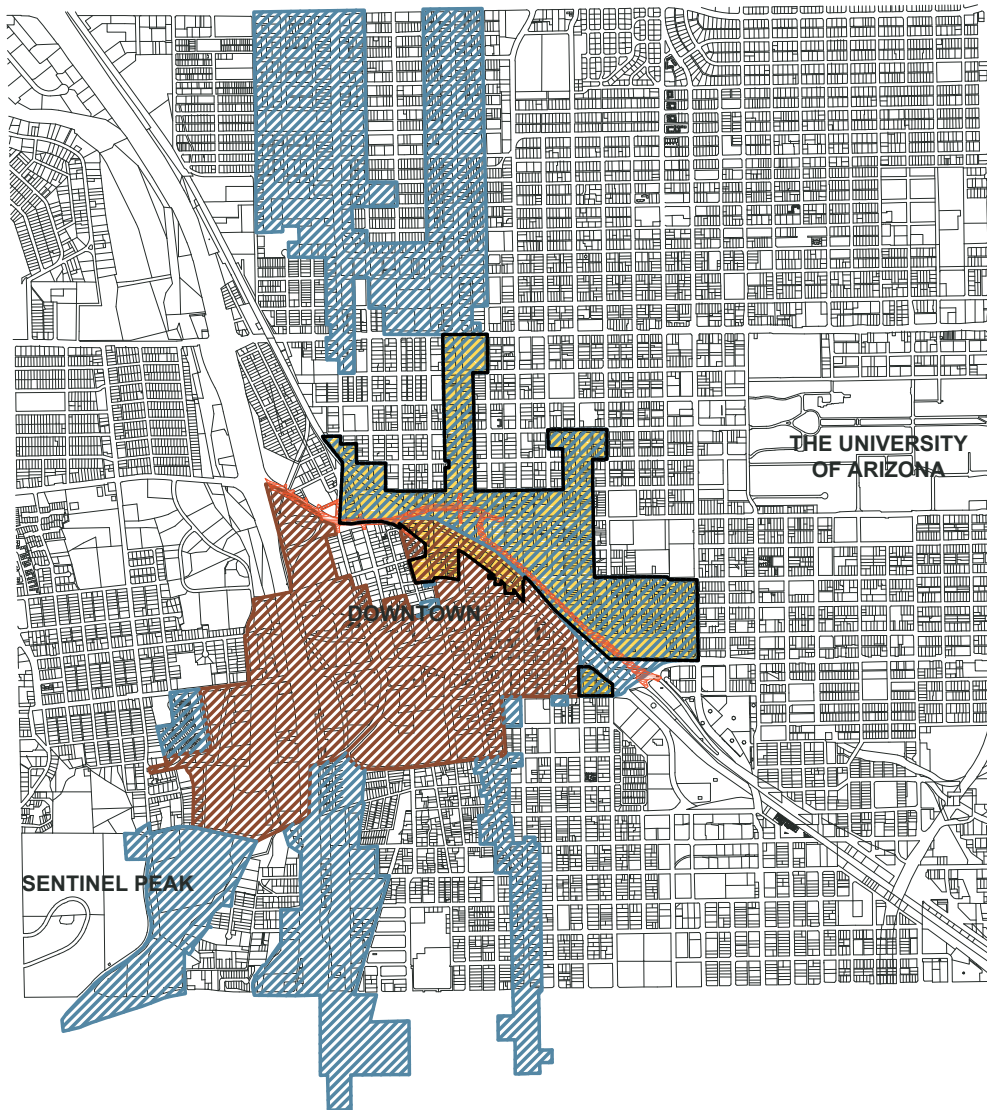
The Downtown Links Land Use and Urban Design Plan was approved and adopted by the Mayor and Council on September 9, 2009, as a companion document to the *Downtown Links* roadway project, to carry forward the revitalization goals and objectives of the greater Tucson Downtown, the adjacent neighborhoods, the adjacent districts, and the various property owners and stakeholders. To implement this plan, *Downtown Links Urban Overlay District (DLUOD)* was proposed as a regulatory tool that would create a new optional alternative zoning district. That document went through extensive public review from 2011 through June of 2013.

While the draft DLUOD was undergoing final revision to be submitted to the Zoning Examiner for public review and implementation, three other planning issues in the area modified the context of the DLUOD: 1. Controversy associated with the Maingate UOD; 2. criticism of "The District," the first project implemented under the Infill Incentive District (IID) and; 3. the launch of the joint City of Tucson (COT)/Pima Association of Governments (PAG) planning process for the *Streetcar Land Use and Development Implementation Plan (SLUP)*, which shared some of the same geographical area as the IID and the DLUOD. Consequently, COT Planning and Development Services staff, under direction of the COT Mayor and Council, and as recommended by the SLUP, pursued an integrating/simplifying approach that would substantially revise the IID and consolidate these related districts and planning areas to reduce the confusion and complexity among the stakeholders, neighborhoods, and developers. As part of this effort, *Poster Frost Mirto*, the project consultant, was asked to expand the DLUOD boundaries, pursue the incorporation of the basic intent of DLUOD provisions into the revised IID as a third sub-district (Sub-District #1 = Greater IID, Sub-District #2 = Downtown Core, Sub-District #3 = Downtown Links) (Attachment 1). The attached project schedule (Attachment 2) describes the community planning process being undertaken to gather input from key stakeholders and neighborhoods into the content of the Downtown Links (DL) Sub-District of the IID.

A modification/expansion of the former DLUOD boundaries is proposed in order to capture critical planning areas and match the IID boundaries. To accomplish this (see Attachment 3), the former DL boundaries are expanded north up 4th Avenue, north in Iron Horse to 8th Street, west from 4th Avenue to include the north side of 6th Street, north up Stone Avenue to Speedway, southwest to include parcels with problematic zoning west of Stone Avenue and south of Franklin, and a triangle in Armory Park. In the Fourth Avenue Area, a number of parcels east of Third Avenue are removed as they fall outside of the IID. The public process includes preliminary meetings in February and March, primarily geared towards getting stakeholder and neighborhood input regarding this revised DL-IID approach and to discuss content.

LEGEND

-  Subdistrict I - Existing Greater Infill Incentive Subdistrict
-  Subdistrict II - Existing Downtown Core Subdistrict
-  Subdistrict III - Proposed Downtown Links Subdistrict
-  Downtown Links Roadway (Under Construction)



DESCRIPTION



SCALE: 1" = 2000'



January 14, 2014

PROJECT SCHEDULE

Expanded Downtown Links integrated into Infill Incentive District

Community planning process implementing central zoning aspect of Streetcar Planning project

Task #	Task Description	Jan	Feb	Mar	Apr	May	June	July	Aug
1	Expand site analysis to include new areas added to the former Downtown Links and now integrated into the IID								
2	Meet (x10) with key stakeholders to hear ideas. COT-IDA/WAMO/TPCHC/FAMA/TDP/W 1&6/ParkWise/Land-owners								
3	4 n'hood meetings (WUNA+DSNA;EPNA;IHNA;APNA), Include businesses. Present initial ideas. Hear issues & concerns.								
4	Develop draft IID language that creates a new 3rd Sub-District of the IID that includes a 5th Section and modifies boundaries of Sections 1-4.								
5	Develop draft zoning/design guidelines for all of 3rd Sub-District of IID. Include rec's for parking, streetscape, design review & funding.								
6	Conduct 3 implementation charrettes on 3 demonstration sites. Invite owners & n'hoods to work thru potential use of 5th District IID								
7	Work w COT staff to hold official IID pre-application noticed community meeting for all IID. 300' from boundary. Include general changes to IID.								
8	Work with COT staff to carry expanded new IID and proposed changes through the Planning Commission and the Mayor & Council, inc								

KEY



Analysis



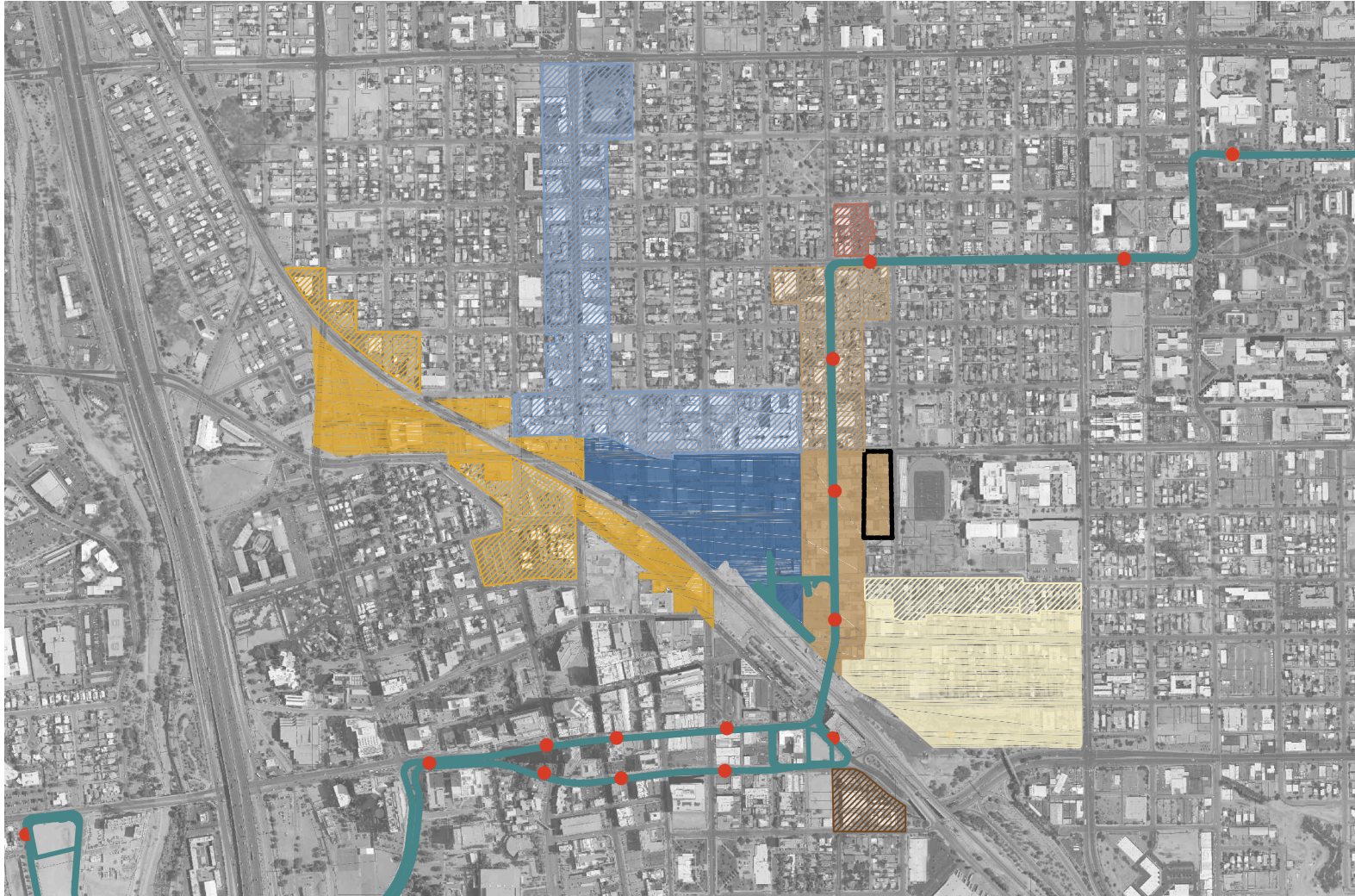
Public Input



Document preparation



Regulatory process w Public Hearings



LEGEND

- Iron Horse Area
- Iron Horse Area Extension
- Fourth Avenue Area
- Fourth Avenue Area Extension
- Warehouse/Toole Area
- Warehouse/Toole Extension
- Warehouse Triangle Area
- New Stone/Sixth Street Area
- New Armory Park Area
- Special Study Area
- Area to be Excluded
- Downtown Links Roadway (Under Construction)
- Street Car Line
- Street Car Stops

NORTH



SCALE: 1" = 800'



DESCRIPTION

IID DOWNTOWN LINKS SUB-DISTRICT SITE ANALYSIS


EXHIBIT 1.3

REVISED DOWNTOWN LINKS SUBDISTRICT

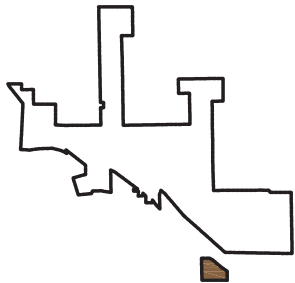
POSTER
FROST
MIRTC
ARCHITECTURE
PLANNING
INTERIOR DESIGN




LEGEND

 Armory Park Area

SITE KEY



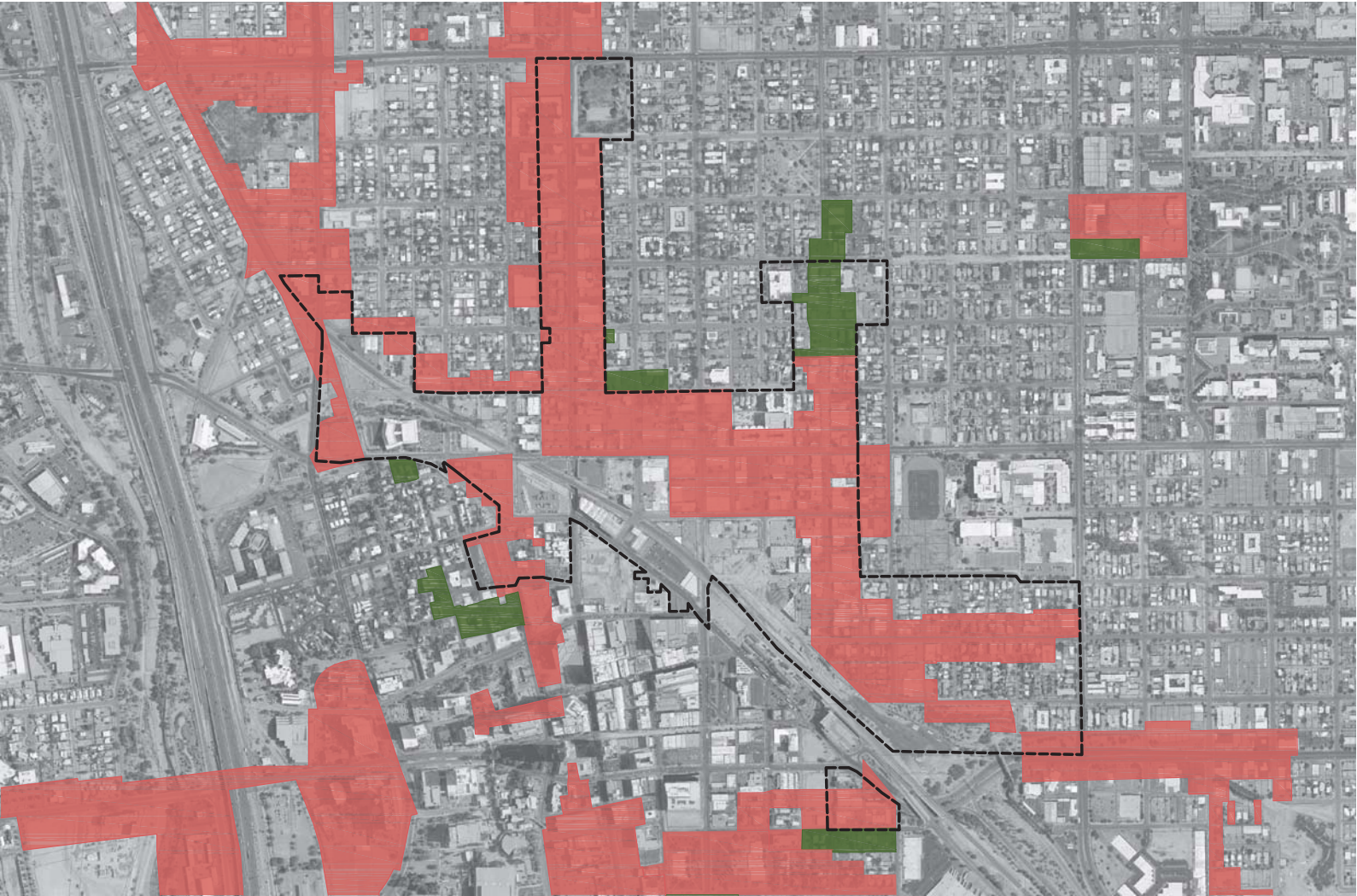
SCALE: 1" = 400'



DESCRIPTION



IID DOWNTOWN LINKS SUB-DISTRICT SITE ANALYSIS
EXHIBIT 1.7
ARMORY PARK AREA



LEGEND

- C-3 Zoning
- HC-3 Zoning
- Downtown Links Subdistrict

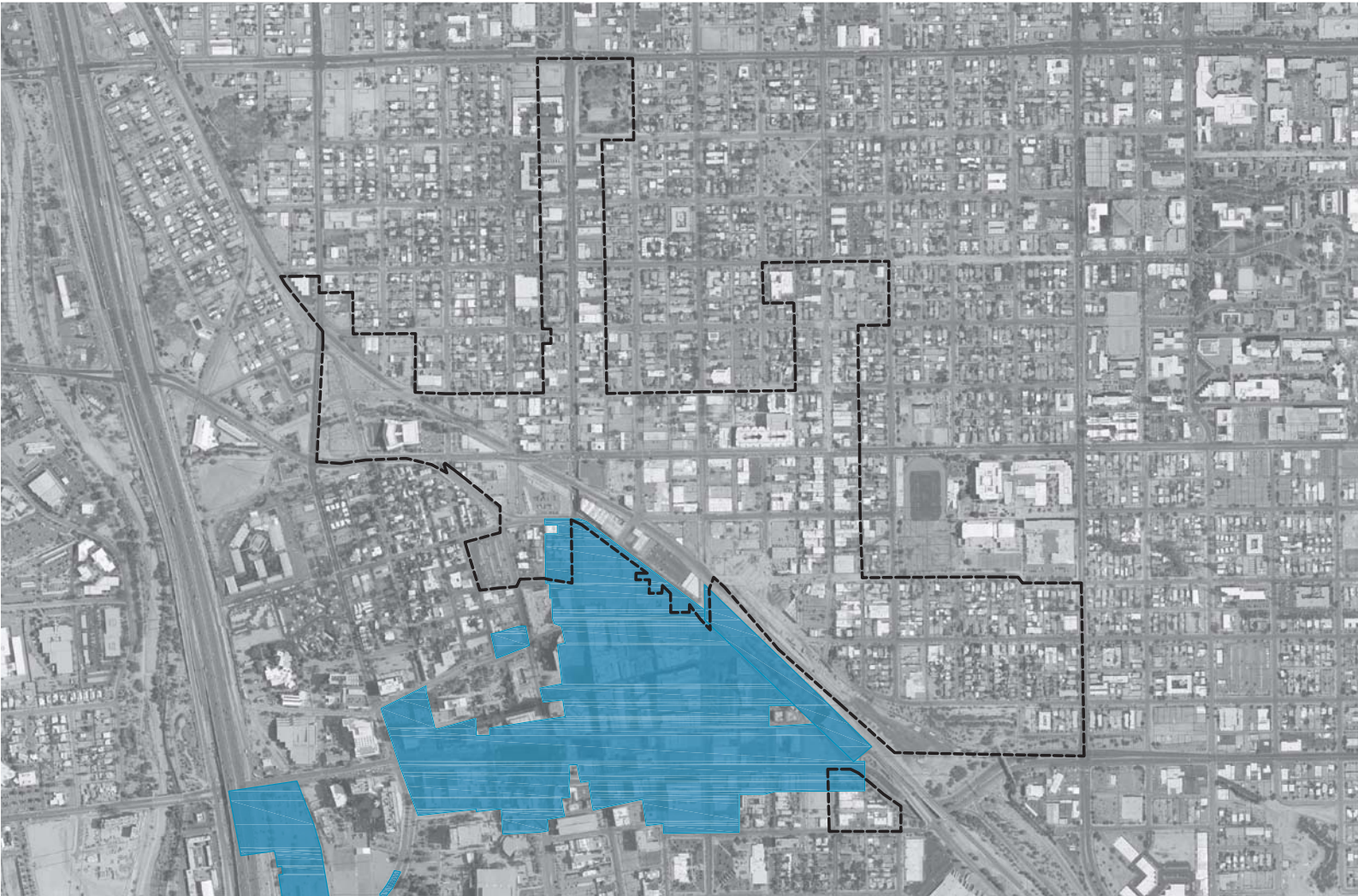


SCALE: 1" = 800'

DESCRIPTION



IID DOWNTOWN LINKS SUB-DISTRICT SITE ANALYSIS
EXHIBIT 3.4
ZONING - C-3, HC-3



LEGEND

OCR-2 Zoning

Downtown Links Subdistrict

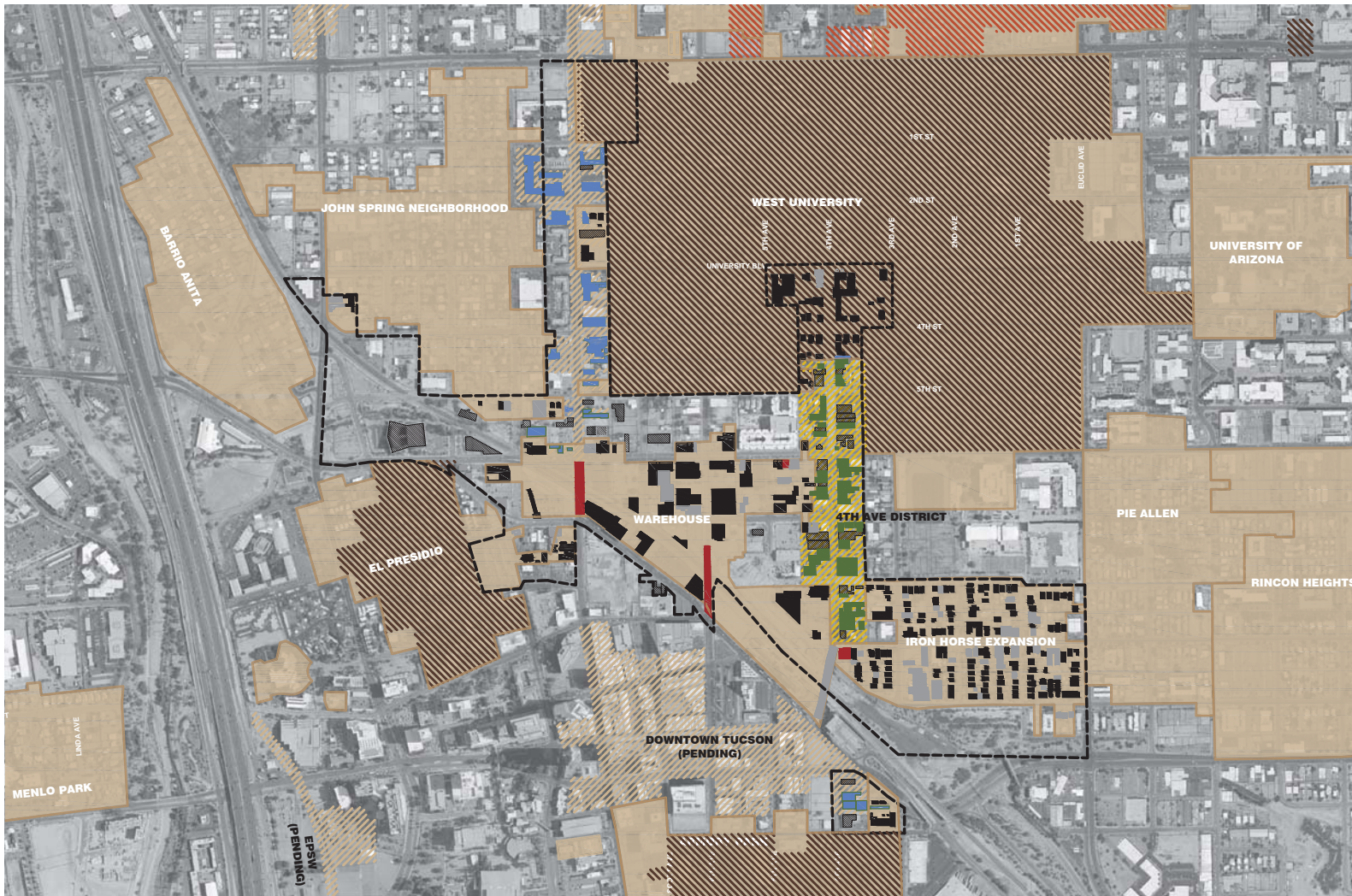


SCALE: 1" = 800'

DESCRIPTION








IID DOWNTOWN LINKS SUB-DISTRICT SITE ANALYSIS
EXHIBIT 3.6
ZONING - OCR-2










LEGEND

DISTRICTS

-  Current National Register District
-  Eligible National Register District
-  4th Avenue District*
-  City of Tucson Historic Preservation Zone
-  City of Tucson Neighborhood Preservation Zone

STRUCTURES

-  Contributing
-  Non-contributing
-  Determined to be Eligible*
-  Eligible Contributing
-  Individually Listed
-  Ineligible
-  Downtown Links Subdistrict

NORTH



SCALE: 1" = 800'



DESCRIPTION

IID DOWNTOWN LINKS SUB-DISTRICT SITE ANALYSIS
EXHIBIT 6.1
HISTORIC DISTRICTS AND STRUCTURES

*4th Avenue District is not formally established as an eligible National Register District by the Arizona State Historic Preservation Office, but preliminary historical research for the Tucson Modern Streetcar Project indicates that it is likely to be eligible for listing in the National Register.