

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

Laura Dent <ljdent@gmail.com>

Wed 11/16/2022 9:32 AM

To: PlanningCommission <PlanningCommission@tucsonaz.gov>

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

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Laura Dent
Menlo Park Resident

Hearing Date: November 16, 2022

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

Dear Commissioners,

My name is Laura Dent, I am a resident of the Menlo Park neighborhood and a homeowner. I have worked in the neighborhood for the past twelve years and have lived here since 2017.

I am reaching out today to offer support for the Infill Incentive District (IID) Update as recommended, to include the proposed boundary modifications of the Congress street corridor and site south of Cushing where the Nearmont landfill was once located.

In terms of the Congress street corridor, it feels important to offer creative solutions for adaptive reuse of historic structures and flexibility around parking, setbacks, landscape and more offered via the IID. Providing options for development can help businesses and the neighborhood envision unique projects that maintain local character. It also opens up opportunity for strong public engagement and input, in most cases morseo than appears available via the existing zoning.

When it comes to the land south of Cushing Street, it feels helpful to create continuity across the site – much of the land that is now remediated landfill is already included within the IID. This can help avoid piecemeal development projects and incentive a comprehensive approach to improvements to come.

Additionally, the IID includes requirements for open space. I am aware that neighbors in Barrio Sin Nombre have been working to petition for a park in the area -- I fully support this and think it would benefit the neighborhood greatly. I also believe within the IID there is opportunity to integrate a future park as well as affordable housing. Increasing housing stock and particularly providing more affordable housing has been identified as a top priority for Tucson residents and this Mayor and Council. Unfortunately, pre-emption legislation at the state level has tied the hands of local leaders to support affordability through many traditional means. This leaves elected officials at the city level with few tools to incentivize housing developments that serve all Tucsonans and meet the stated needs of our community. The IID presents one opportunity to facilitate more affordability on the westside while advancing the city's commitment to density along transit routes, and laying the groundwork for the needed open space in this area. This combination of housing and open space can help our neighborhood remain accessible and improve quality of life.

Thank you for your service and your consideration.

Sincerely,

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Laura Dent
520.343.4900

Subject: [EXTERNAL] Infill Incentive District - Planning Commission

Date: Wednesday, November 16, 2022 at 12:09:04 PM Mountain Standard Time

From: Ben Buehler-Garcia

To: Daniel Bursuck, Acacia Dupierre

**Ms. Lexy Wellcott, Chairperson
Tucson Planning Commission**

RE: C8-22-01 Infill Incentive District

Dear Chairperson Wellcott:

The Arizona Multihousing Association support initiatives that will help address the critical shortage of housing in our state.

Upon initial review of the proposed text amendments, the AMA encourages support of the following elements;

- Allowing residential development in industrial zones
- Incentives for housing development
- Integration of the Individual Parking Plan option into the IID
- Adjusting IID boundaries to allow for the potential of more development opportunities

Respectfully,

Ben Buehler-Garcia
Southern AZ Advocate
Arizona Multihousing Association