

Infill Incentive District (IID) Update UDC Text Amendment – Frequently Asked Questions (FAQ)

How would this proposed change to the Infill Incentive District promote affordable housing?

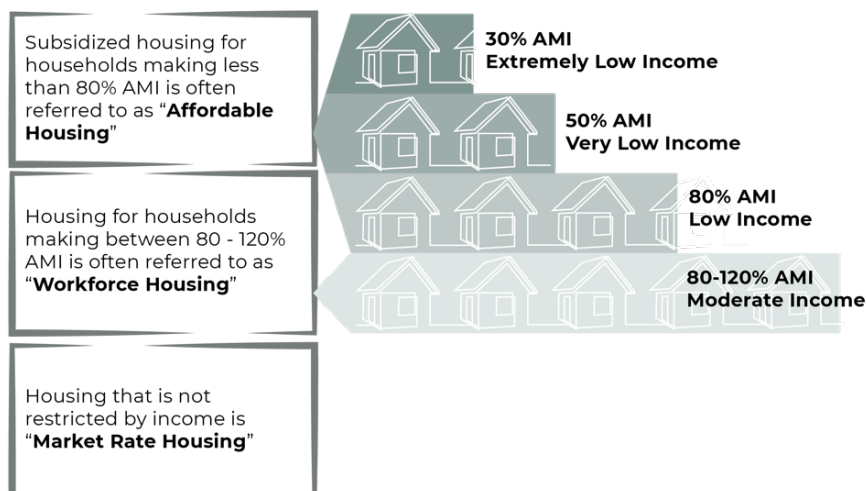
- The proposed IID update would include an incentive for projects that include affordable housing. For all projects that meet the criteria, density maximums are waived, and maximum building height may be increased.
- To qualify for the affordable housing incentive:
 - Developments must have at least 10 units, and all affordable units must be located within the project.
 - The affordable units are indistinguishable from market rate units.
 - At least 15 percent of the total project's units must be affordable for households earning 80 percent Area Median Income (AMI) or less.
 - Units must remain affordable for:
 - 50 years for rentals
 - 30 years for for-sale condominium units

What is Affordable Housing?

- For the purposes of the Infill Incentive District update, Affordable Housing is defined as: “A dwelling unit committed for a minimum term as affordable, through covenants or restrictions, to households with incomes at 80 percent or less of the area median income (“AMI”) for a family, as defined by the United States Department of Housing and Urban Development, for the City; where housing costs (rents, mortgages, utilities and condo, homeowners or other association fees) do not exceed thirty (30) percent of a family’s income as verified on an annual basis.”

What is the difference between Affordable Housing, Workforce Housing, and Market Rate Housing?

- The following graphic from the Housing Affordability Strategy for Tucson (HAST) shows the difference Affordable Housing, Workforce Housing, and Market Rate Housing:



Could the City establish an in-lieu fee for affordable housing?

- An in-lieu fee for affordable housing could be considered in the future. The administration of such a program would take time to develop and set up.

How does the IID help preserve historic structures?

- The IID also has historic preservation requirements and standards to encourage adaptive-reuse of existing structures that the underlying zoning does not, such as:
 - Applicants are prohibited from using the IID zoning option where demolition of a historic structure occurs on that property or where work would de-list a contributing property
 - Historic review is required for all sites utilizing the IID with or adjacent to contributing properties. This is in addition to the required IID design review.
 - The flexibility built into the IID (parking, landscaping, lot coverage, setbacks, etc.) makes the reuse of older and historic sites more viable

How does the IID help to protect or mitigate existing single-family or smaller scale development from the impacts of new development (light trespass, noise, traffic)?

- The IID has development transition standards and bulk reduction requirements that the underlying zoning does not, such as:
 - Requirement to step down heights over 25 feet to single-family residences (*in the GIS and DCS*)
 - Requirements to break up massing so the façade is less imposing
 - Privacy reduction via window & balcony placement
 - Buffers / screening via landscaping, walls, etc.

How do the proposed changes address displacement/gentrification?

- Some of the proposed changes to the IID are intended to address displacement such as opening up industrially zoned properties in the Greater Infill Incentive and Downtown Core Subdistricts to residential development and providing density and building height bonuses for affordable housing development. This provides more housing options and opportunity for a greater number of units to be developed. These proposals are in-line with proposed strategies to help mitigate displacement in the 2021 Equity and Sustainability Assessment of Tucson's Government Property Lease Excise Program (GPLET) conducted by the University of Arizona.
- Additionally, the IID also provides flexibility for different types (size and number of units) of housing that the current underlying zoning does not. It specifically helps make the development of a wider range of unit size and affordability options easier. This range of housing options between single family housing and super tall luxury apartments is often referred to as "missing middle housing."

How does the IID support smaller businesses and reuse of existing buildings?

- Historic protections in the IID would help to encourage reuse of existing structures (modifications to building that would affect contributing status are prohibited).

- Flexibility (parking, landscaping, etc.) of the IID allows for a change of use and business expansions which are more challenging with the underlying zoning.

Can the IID address vacancies in street level retail or result in more amenities like pharmacies or grocery stores?

- The IID has requirements for street level activation that supports an interesting and more appealing environment for walking. So far this has been interpreted as retail use. A proposed update is to allow more flexible interpretation of first floor activation. This is to encourage interesting, pedestrian-friendly environments at street level even as retail trends continue to evolve, and local developers become more successful at designing and building mixed-use projects.
- Regarding pharmacies and grocery stores, etc., the financial models for those types of businesses are very strict and an area needs a certain amount of purchasing power and households in order to locate there. Continued new residential development in the IID could potentially help this situation.

How does the IID address parking / especially in areas with fewer parking spaces?

- The Unified Development Code (UDC) general standards typically require more parking than is usually necessary to preemptively mitigate impacts on surrounding properties. Typically in urban areas, such as where the IID is located, there is less of a need for parking than outside of the downtown core due to more viable transportation alternatives to driving an automobile.
- Should an applicant utilize the IID and need to reduce their parking from the standard requirements, they are required to show through a parking study what their parking need is at peak hours and that they have mitigated the impacts of the reduction.

How is shade, the lack of trees, and the urban heat island effect addressed in the IID?

- The infill incentive district has requirements for shade to be provided of all sidewalks and pedestrian access paths, which must be met unless determined to not be feasible.
- The City is also currently working a Climate Action Plan which will include strategies related to changes in our built environment to address urban heat island effect. Any new standards will also be required in the IID.

How does the IID address sustainability and promote sustainable projects?

- The IID is inherently sustainable. It promotes the appropriate density and walkable spaces that support the use of public transit (Transit Oriented Development, or TOD). Infill development eases sprawl and revitalizes urban areas in ways that help reduce reliance on car trips.
- The City is also currently working a Climate Action Plan which will include strategies related to changes in our built environment to address urban heat island effect. Sustainability-related development standards, such as the new EV-charging requirements for commercial development, and commercial rainwater harvesting requirements, also apply within the IID.

How is student housing addressed in the IID?

- Student housing is regulated in the IID through the code definition of group dwellings. For a group dwelling use to be developed using the IID it requires a Mayor and Council Special Exception.

Can't we just restrict student housing developers from using the IID?

- The City does not have the legal authority to regulate the demographic groups a new development targets in their marketing through the zoning code. All residential development in the City is also subject to fair housing law, including our new source of income ordinance.

What types of projects have utilized the IID?

[Minor Projects: Meet applicable standards in UDC 5.12.6](#)

Project Name	Location	Description of Use	Date Approved	Most Recent Project Phase (May 2022)	Type of Project
Dillinger Brewing	402 E 9TH ST	Commercial Services - Food and Beverage Service	2021	Completed	Adaptive Reuse
The Blind Tiger	628 N 4TH AV	Commercial Services - Food and Beverage Service	2019	Approved	New Construction - Addition
Presta Coffee	501 E 9TH ST	Commercial Services - Food and Beverage Service	2019	Completed	Renovation
Hermosa Coffee	500 N 4TH AV	Commercial Services - Food and Beverage Service	2019	Completed	New Construction - Addition
New Shade Structures	128 S 5TH AV	N/A	2019	Completed	New Construction
Lindy's on 4th	500 N 4TH AV	Commercial Services - Food and Beverage Service	2018	Completed	New Construction - Addition
The Barn on 4th	338, 340 N 4TH AV	Commercial Services - Food and Beverage Service	2018	Completed	Renovation
Time Market	444 E UNIVERSITY BL	Commercial Services - Food and Beverage Service, Retail - Food and Beverage Sales	2017	Completed	New Construction - Addition
Caterpillar	875 W CUSHING ST	Commercial Services - Office	2017	Completed	New Construction
Whistle Stop	127 W 5TH ST	Civic Use - Civic Assembly	2016	Completed	Adaptive Reuse
Mercado San Augustine Annex	267 S AVENIDA DEL CONVENTO	Commercial Services - Food and Beverage Service, Retail Trade - General Merchandise Sales	2016	Completed	New Construction
REVEL Wine Bar	414 E 9TH ST	Commercial Services - Food and Beverage Service	2016	Completed	Renovation
Crooked Tooth Brewery	228 E 6TH ST	Commercial Services - Food and Beverage Service	2016	Completed	Adaptive Reuse
Sand Reconer Tasting Room	510 N 7TH AV	Commercial Services - Food and Beverage Service	2016	Completed	New Construction
King Warehouse	510 N 7TH AV	Retail - Food and Beverage Sales	2016	Completed	Adaptive Reuse
Jewish History Museum	550, 564 S STONE AV	Civic Use Group - Cultural	2015	Completed	New Construction - Addition
Tucson Blue	537-545 N 6TH AV	Commercial Services - Food and Beverage Service	2015	Completed	Renovation
5 Points Market and Café Desta	760, 758, 756 S STONE AV	Commercial Services - Food and Beverage Service	2015	Completed	Renovation
Cirrus Visual	601 N STONE AV	Commercial Services - Office	2015	Completed	Renovation
La Fleur	630 E 9TH ST	Commercial Services - Offices, Industrial - Craftwork, Civic Use -	2015	Completed	Renovation

[Major Projects: Meet applicable standards in UDC 5.12.6](#)

Project Name	Location	Description of Use	Date Approved	Most Recent Project Phase (May 2022)	Type of Project	Number of Residential Units (Total 1,805)
Corbett Brewery	301-309 E 7TH ST, 414 N 5TH AV,	Commercial Services - Entertainment, Food and Beverage Service	2022	Approved	Adaptive Reuse and New Construction	N/A
The Bautista	165 S LINDA AV	Mixed-Use - Residential, Commercial and Retail	2022	Approved	New Construction	256
Ugly But Honest Pizza	733 S STONE AV	Commercial Services - Food and Beverage Service	2022	In Review	Adaptive Reuse and New Construction	N/A
Food Conspiracy Co-op	412 N 4TH AV	Retail - Food and Beverage Sales and Civic Use - Civic Assembly	2021	Approved	New Construction - Addition	N/A
Mata Coffee House	509 N 6TH AV	Commercial Services - Food and Beverage Service	2021	Approved, in Construction	Adaptive Reuse and New Construction	N/A
Corbett Block	345 N 5TH AV, 320, 340 N 6TH AV, 210 E 7TH ST, 225 E 8TH ST	Commercial Services - Entertainment, Food and Beverage Service	2021	In Review	Adaptive Reuse and New Construction	N/A
Hotel Congress Stage	311 E CONGRESS ST	Commercial Services - Entertainment, Food and Beverage Service	2020	Approved	New Construction - Addition	N/A
The Hut	305 N 4TH AV, 305 N HERBERT AV, 321, 323, 327 E 8TH ST	Commercial Services - Food and Beverage Service	2020	Approved	New Construction - Addition	N/A
The Baffert at 5 Points	747 S 6TH AV	Mixed-use - Residential, Commercial and Retail	2020	Approved, in Construction	New Construction	14
The Flash	902 S 6TH AV, 912 S 6TH AV, 7 W 19TH ST	Mixed-Use - Residential, Commercial and Retail	2020	Completed	New Construction	54
Boutique	629 E 9TH ST	N/A	2020	Completed	Renovation and New Construction	N/A
The Station-Pueblo Vida	901 S 6TH AV	Commercial Services - Food and Beverage Service	2019	Approved	Renovation and New Construction	N/A
18 W 18th St	18, 28 W 18TH ST	Mixed-Use - Residential, Commercial and Retail	2019	Approved, in Construction	Adaptive Reuse and New Construction	24
Bawker Bawker Cidery	400 N 4TH AV	Commercial Services - Food and Beverage Service	2019	Completed	Renovation and New Construction	N/A
Downtown Clifton	485 S STONE AV	Commercial Services - Lodging	2019	Completed	Adaptive Reuse	N/A
Hampton Inn Dual Brand Hotel	141 S STONE AV	Commercial Services - Lodging	2019	Completed	New Construction	N/A
Tuxon Hotel	960 S FWY	Commercial Services - Lodging	2019	Completed	Renovation and New Construction	N/A
375 S Stone Av	375 S STONE AV	Mixed-Use - Residential, Commercial and Retail	2019	Completed	Adaptive Reuse and New Construction	34

The Gallery	111, 127 S 5TH AV	Residential - Multifamily	2019 Completed	New Construction	96
Lewis Hotel Lofts	140, 188 E BROADWAY BL	Mixed-Use - Residential, Commercial and Retail	2019 Withdrawn after approval	New Construction	20
Union on 6th	314, 340 E 6TH ST	Mixed-Use - Residential, Commercial and Retail	2018 Completed	New Construction	254
La Placita	110 S CHURCH AV	N/A	2018 Completed	N/A	N/A
The Flin	110 S CHURCH AV	Residential - Multifamily	2018 Completed	New Construction	243
Social Bar	63 E CONGRESS ST	Commercial Services - Food and Beverage Service	2017 Completed	Adaptive Reuse and New Construction	N/A
City Park	40, 56 E CONGRESS ST	Commercial Services - Office	2017 Completed	New Construction	N/A
RendezVous	20 S STONE AV	Mixed-Use - Residential, Commercial and Retail	2017 Completed	New Construction	100
Corbett Brewery	414 N 5TH ST	Commercial Services - Food and Beverage Service	2016 Completed	Adaptive Reuse	N/A
Diocese	192 S STONE AV	Commercial Services - Office	2016 Completed	New Construction	N/A
West Point Apartments	10 E BROADWAY BL, 20 E BROADWAY BL	Mixed-Use - Residential, Commercial and Retail	2016 Completed	Adaptive Reuse and New Construction	50
Marist on Cathedral Square	111 S CHURCH AV	Residential - Multifamily	2016 Completed	New Construction	75
7th Avenue Commons	58 E 5TH ST	Residential - Multifamily	2016 Completed	New Construction	50
Marist on Cathedral Square/Marist College	235 S CHURCH AVE, 64 W OCHOA ST	Residential - Multifamily	2016 Completed	Adaptive Reuse	8
Boxyard	238 N 4TH AV	Commercial Services - Food and Beverage Service	2015 Completed	New Construction	N/A
Plaza Centro/Cadence	350 E CONGRESS ST	Mixed-Use - Residential, Commercial and Retail	2015 Completed	New Construction	102
1 W Broadway	1 W BROADWAY BL	Mixed-Use - Residential, Commercial and Retail	2015 Completed	New Construction	40
West End Station	855 W CONGRESS ST	Residential - Multifamily	2015 Completed	New Construction	70
Stone Avenue Homes	201 S STONE AV	Residential - Multifamily	2015 Completed	New Construction	25
AC Mariott Hotel	151 E BROADWAY BL	Commercial Services - Lodging	2014 Completed	New Construction	N/A
The Junction	504 E 9TH ST	Residential - Group Dwellings	2013 Completed	New Construction	76
1 E Broadway	1 E BROADWAY BL	Mixed-Use - Residential, Commercial and Retail	2012 Completed	New Construction	36
The District on 5th	550 N 5TH AV	Residential - Group Dwellings	2011 Completed	New Construction	198