

City of Tucson Economic, Infill, and Redevelopment Incentives in the Downtown Area

Description

Infill Incentive District	In September 2009, Council adopted flexible development options that allow property owners to get relief from parking, loading, landscaping standards as well as certain other dimensional requirements if the development supports transit and pedestrian oriented development.
Downtown Core Infill Incentive District	In October 2010, a sub-district of the Infill Incentive District including the downtown core and land just west of I-10 and south of Congress Street was established offering a greater amount of dimensional flexibility from zoning standards and the modification of development regulations administratively. Financial incentives include \$10,000 in building permit fee waivers and 2% construction sales tax credit for public right-of-way improvements.
Planned Area Development	In September 2009 a change to the PAD section of the Land Use Code was enacted that made it easier in the Infill Incentive District to rezone to the PAD zone and to submit a simplified site analysis document.
Urban Overlay District	In August 2010 the Urban Overlay District (UOD) enabling ordinance was adopted that allows the City to initiate rezonings for districts where transit-oriented development is desired. The Maingate District, west of campus, is the first UOD that the City has initiated. The Downtown Links Overlay rezoning in process as well.
Central Impact Fee Benefit District	The City offers a 23% reduction in road impact fees based on documentation of less transportation impact within this district.
Primary Jobs Incentive Program	Adopted by the Mayor and Council in August of 2011, the program seeks to create new primary (export-based, non-retail), high wage jobs within the City. 100% of City building permit fees are waived and the City credits the 2% construction sales tax to project to cover eligible expenditures.
IN PROCESS: HUD Section 108 Loan Program	A loan guarantee provided by the City's Community Development Block Grant (CDBG) allocation. Loans can be used for economic development, housing rehabilitation, and public facilities rehabilitation.
IN PROCESS: Entertainment District	Properties in this district are exempted from the provision in State law that prohibits retail liquor licenses from being issued if the retail premises, at the time of the original application, are within 300 horizontal feet of a church, school or a fenced recreational area adjacent to a school.
IN PROCESS: Government Property Lease Excise Tax (GPLET)	A redevelopment tool to reduce project operating costs, real property tax is replaced by an excise tax and is abated for the first eight years.

Other City Economic Development Tools, Incentives and Regulatory/Process Improvements

Solar Fee Credit Incentive

Impact Fee Deferral

Certificate of Occupancy Relief

Parking Standards Reduction

Ombudsperson Program

Development Package Review

Sale of City Land with Development Agreement

Discounted City Property Lease Rates

Improvement District

Community Facilities District

City Industrial Development Authority Bonds

City Industrial Development Authority Loans

Eligibility

Attached map - Infill Incentive District

Attached map - Downtown Core Infill Incentive District

Attached map - Infill Incentive District

Attached map - UOD/Maingate,
UOD/Downtown Links

Attached map - Central Benefit District

Citywide; Employer creates at least 25 new primary jobs that pay 150% of mean annual earnings for Tucson MSA, and invests \$5 million in new/expanded facility

Must benefit low and moderate income persons and aid in prevention of slums.

Entertainment District

Central Business District; land and improvements must be conveyed to a government entity, improvements must increase property value by 100 percent
