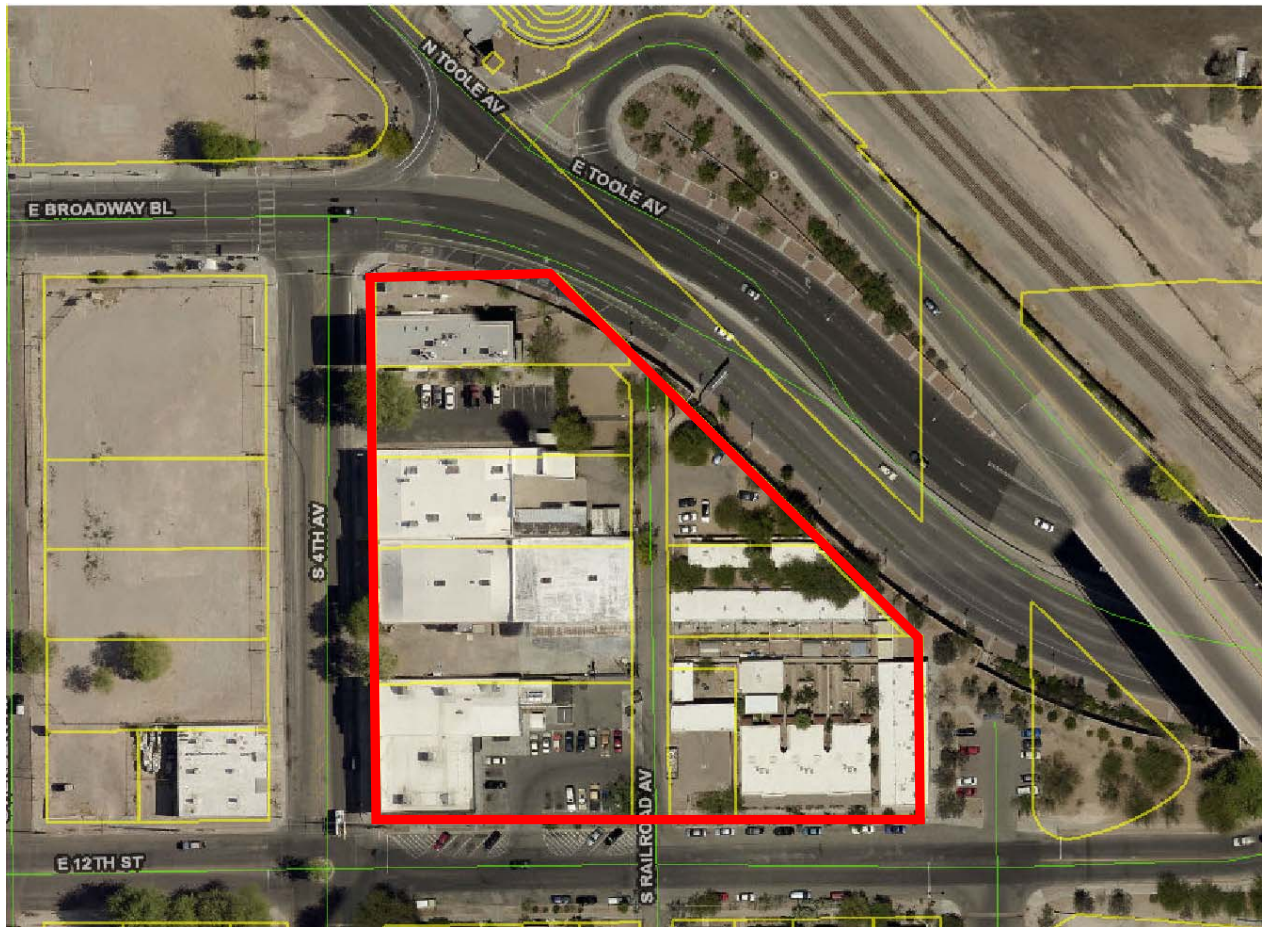


Issues to Consider for Discussion at the Armory Park Neighborhood Association Meeting



Background:

- Underlying zoning is C-3 (allowing for building heights up to 75') and OCR-2 (allowing for building heights up to 300')
- The area is also in the Greater Infill Incentive District (IID) which allows for a parking reduction up to 25% (or more upon approval). Building height limits of the underlying zones apply, but there may be additional building transition requirements to reduce building heights in a way to mitigate impact on abutting residential properties.
- The area is partially in the Armory Park Historic Residential District and partially in the pending Downtown Tucson Historic District, but not in the Historic Preservation Zone (HPZ). This 1-block area has a high concentration of contributing and eligible structures. Unlike the HPZ, National Historic Districts don't offer any protection from the potentially incompatible development enabled by the current zoning.
- The Downtown Links Subdistrict (to replace the Greater IID) seeks to create an attractive zoning alternative that would help protect the historic resources in the Armory Park Area. This Subdistrict is likely to use parking waivers to incentivize its use over the underlying zoning.

Discussion Items:

- What would you like to see in the proposed Armory Park Area?
- What do you think about using parking waivers to incentivize development that is compatible with the historic resources in this area?