

Density In The Desert:

Analyzing Tucson's Infill Incentive District

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Introduction

The Infill Incentive District was created in 2006 and adopted into the city's development code in 2009. The program had several intentions that were cited in efforts to make downtown Tucson a more attractive place to live and visit. City council appears satisfied with the results, choosing to extend the program until January 2023.

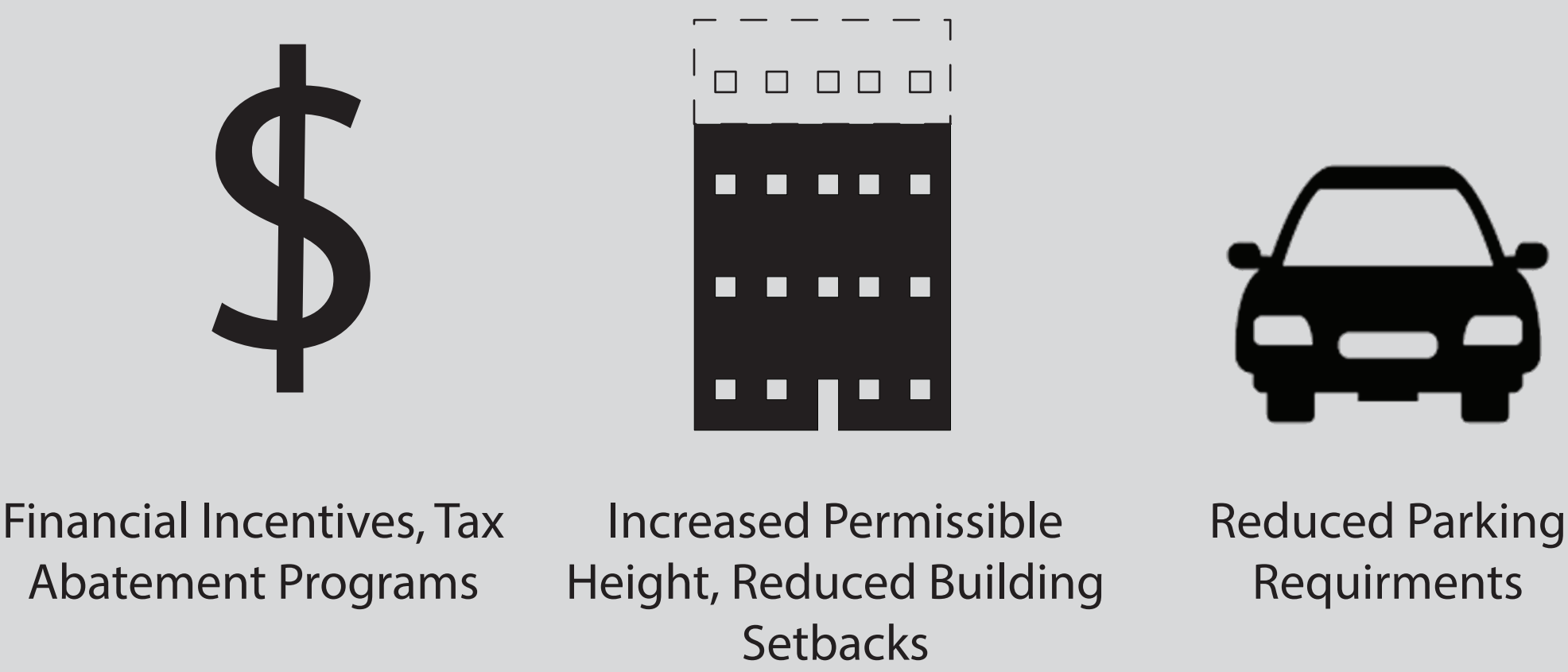
Literature Examination

Multiple programs related to zoning and programs which relax it's use were analyzed. One common factor remained constant in the analysis; stricter zoning reduced the construction of new housing while increasing pricing. This was consistent regardless of country or municiplaity size. Municipalities with less strict development regulations were more affordable and options more abundant.

Program Goals



Program Incentives



Data Analysis

To determine the success of the goals set out by city council, analysis of population, alternative transit methods, additions to multi-family dwellings and visual changes over time were examined. While other projects were built without utilizing the benefits of the Infill Incentive District, the impacts of this program on it's target area were evident.

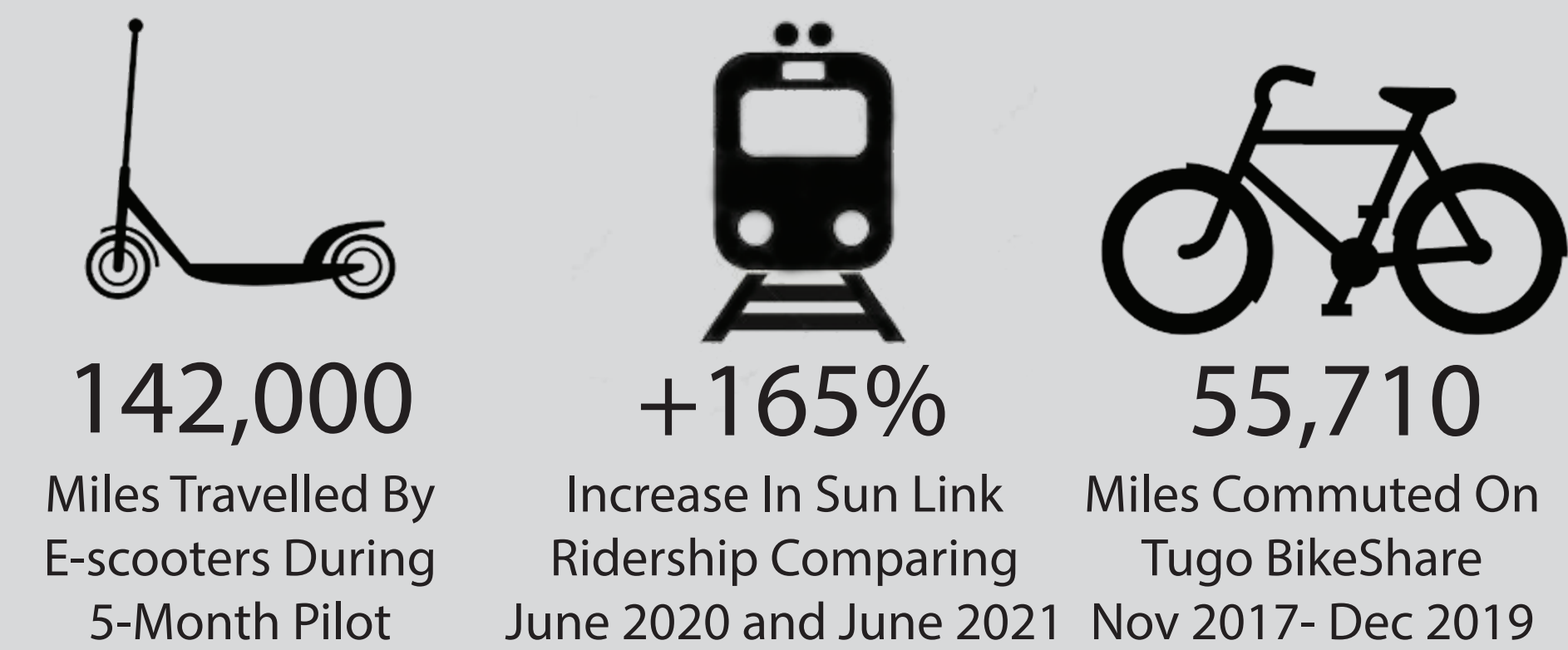
Housing, Commerce and Population



Blight Reduction



Transportation



Conclusion

The Infill Incentive District made progress in every aspect that it sought to achieve. Population increases of 20% within the district over a ten-year period, alternatives to personal vehicle use, reduction of dated and vacant structures and the approval of 2,199 new units of multi-family housing prove that the program yielded desirable results. The city's extension of the program will certainly yield more of these successes.