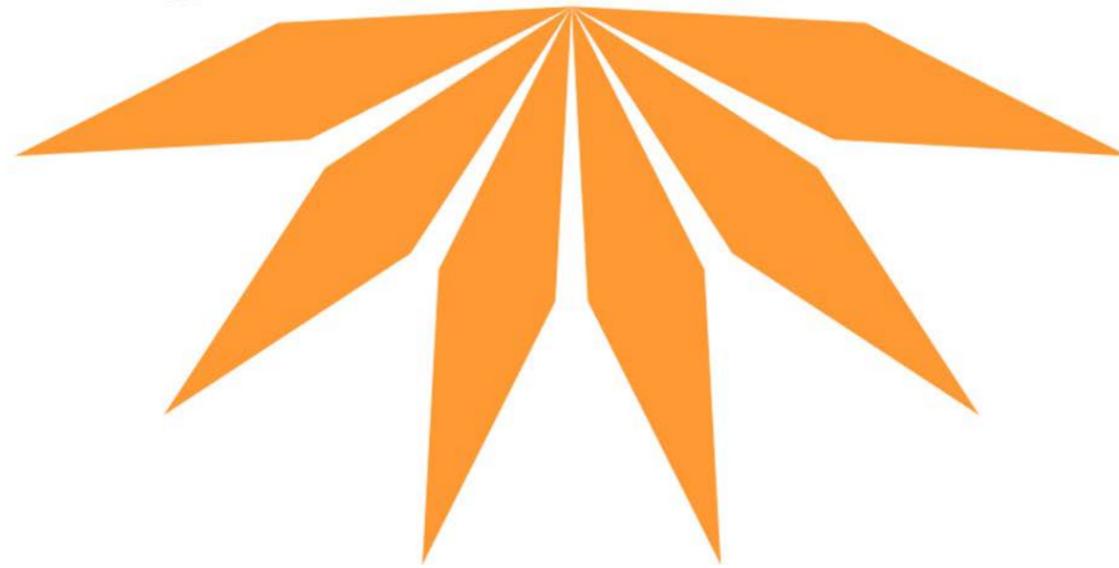




THE *Sunshine* MILE



A MIXED-USE, PEDESTRIAN FRIENDLY URBAN
DISTRICT WITH UNIQUE DESTINATIONS
CELEBRATING TUCSON'S CHARACTER.



VISION & GOALS



THE PRIMARY PURPOSE OF THE SUNSHINE MILE OVERLAY DISTRICT IS TO:

- Encourage sustainable infill development that supports the creation of urban pedestrian- and transit-oriented neighborhoods
- Support a more diverse mix of uses along the corridor to promote economic revitalization
- Enhance the character of the Sunshine Mile by encouraging unique, high-quality design
- Celebrate historic architectural styles and encourage the preservation of historic buildings resources



THE *Sunshine* MILE OUTREACH



WHAT WE HEARD:

- Promote economic revitalization along the corridor
- Preserve historic structures (especially in Bungalow and Mid-Century Subareas) while balancing the need/desire for modern and new architecture
- Create a sense of place through landscaping, public spaces, pedestrian amenities, and architecture.
- Acknowledge the distinct districts along the Sunshine Mile (Preservation in Bungalow and Mid-Century areas with opportunities for higher densities and creative mixes of uses in Gateway and Campbell)
- Incentivize investment along the Sunshine Mile
- Preserve and enhance existing neighborhoods
- Support local businesses and incubator businesses
- Encourage affordable and workforce housing along the Sunshine Mile
- Encourage creative uses of space – mixed use, live/work
- Encourage multi-modal transportation (walking/biking/shuttle/mobility hubs)
- Create opportunities for shared/public parking and encourage other modes to access businesses
- Link to UArizona, neighborhoods and downtown
- Involve neighbors in the design review process



OVERLAY PROPOSAL

An **Urban Overlay District (UOD)** is proposed to allow development patterns tailored to the needs and goals for the Sunshine Mile identified by community members.

- An Urban Overlay District is a special zoning district placed over the existing zoning
- This overlay district allows for development flexibility and site-specific solutions to foster redevelopment that fits the character of Sunshine Mile corridor
- Use of the overlay is optional – property owners and developers can choose to use the underlying zoning or the overlay district provisions



OVERLAY PROPOSAL

PROJECTS THAT CHOOSE TO USE THE OVERLAY REGULATIONS MUST MEET CERTAIN REQUIREMENTS FOR:

- **Streetscape design** to encourage active, pedestrian-friendly ground floors
- **Open space** providing places for people to gather, rest, and enjoy the unique Sunshine Mile vibe
- **Pedestrian connectivity** through large blocks and connecting to alleys and adjacent neighborhoods
- **Landscaping** featuring native, drought-resistant plants
- **Building facades, materials and architectural elements** to create visual interest and enhance the corridors
- **Environmentally conscious** design practices



OVERLAY PROPOSAL

PARKING – minimums set by the overlay tend to be lower than the underlying zoning. The SMD encourages provision of shared parking, car share and ride share options, bike share and other modes to foster a transit- and pedestrian-oriented corridor.

DEVELOPMENT STANDARDS for building height, lot coverage, open space, setbacks and density vary by subdistrict (see following pages)

THE SUNSHINE MILE DISTRICT ALSO INCLUDES INCENTIVES FOR:

- **Affordable housing** – projects that include affordable housing with below-market rents can qualify for additional density
- **Mobility hubs** – projects that include hubs for bike/car/scooter share, electric vehicle charging, transit amenities and other features can utilize additional density and height



OVERLAY PROPOSAL



HISTORIC PRESERVATION – Sunshine Mile includes many historic resources and the overlay will help ensure that they are preserved. Projects within the Bungalow and Mid-Century Subdistricts may not utilize the overlay regulations if it causes any contributing properties to lose their historic status. Projects that incorporate or are adjacent to a historic property will be reviewed to ensure that they are in conformance with the U.S. Secretary of Interior’s Standards for Treatment of Historic Buildings.

REVIEW PROCESS – Projects utilizing the Sunshine Mile District overlay will go through a design review process to ensure that they meet all design standards. This will include review by a City Design Professional, the Design Review Board, and when applicable, the Plans Review Subcommittee of the Tucson-Pima County Historical Commission. The PDSD Director must approve all project proposals utilizing this overlay.



SUBDISTRICTS



EUCLID
AVE

**SUB-DISTRICT / SUBAREA
BOUNDARIES**

-  GATEWAY SOUTH SUBAREA
-  GATEWAY NORTH SUBAREA
-  BUNGALOW SUBDISTRICT

CAMPBELL
AVE

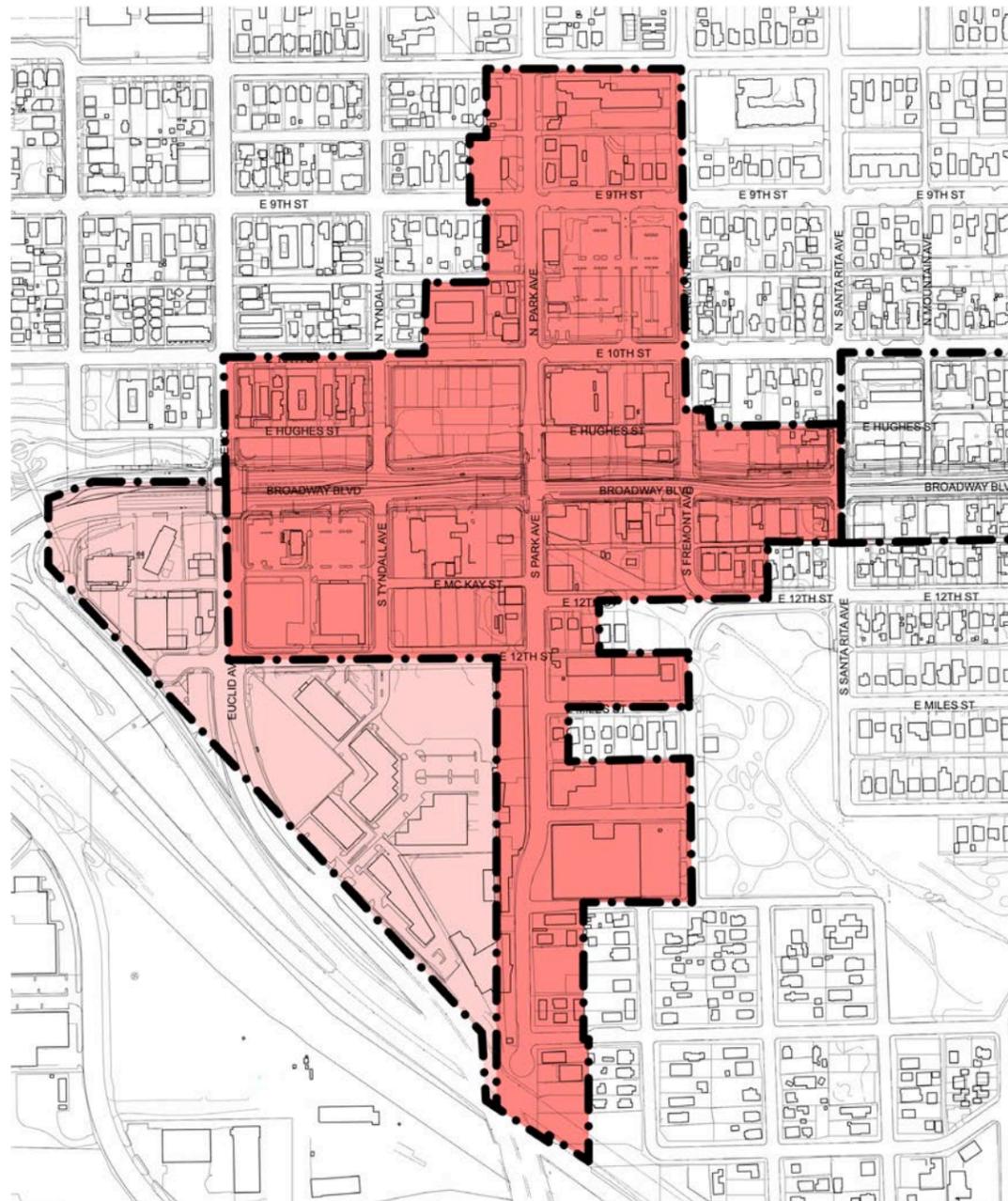
-  KINO SOUTH SUBAREA
-  CAMPBELL NORTH SUBAREA
-  MID-CENTURY SUBDISTRICT



COUNTRY
CLUB RD



GATEWAY SUBDISTRICT



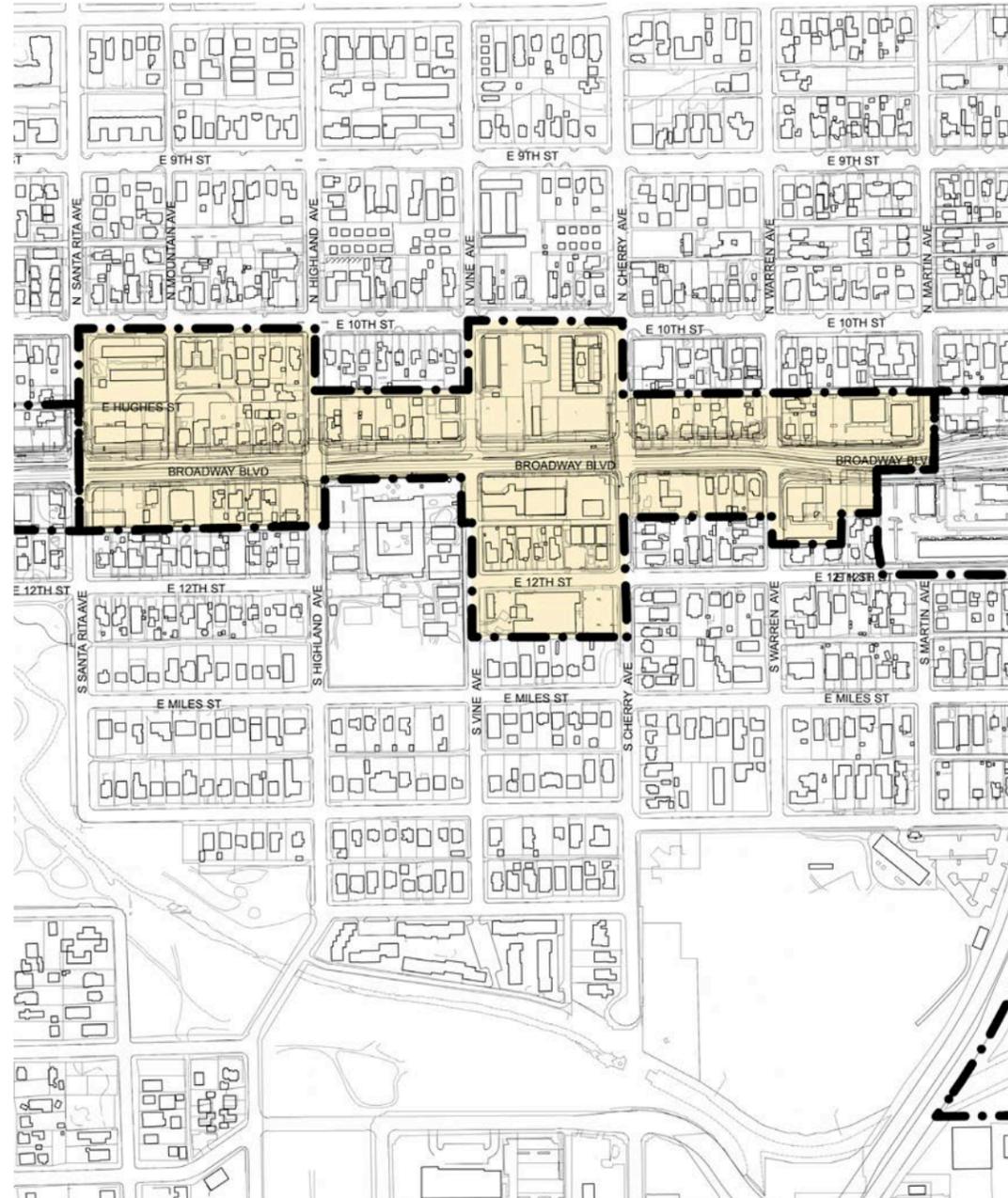
- The Gateway Subdistrict anchors the west end of the Sunshine Mile and serves as a transition area into Downtown Tucson. Generally, the Gateway Subdistrict includes the area along Broadway Boulevard between Euclid Avenue and Mountain Avenue and the commercial/industrial properties both north and south of Broadway on Park Avenue.
- The Gateway Subdistrict, with its proximity to Downtown, will be characterized by high-intensity, mixed-use development and urban densities and may even be viewed as an extension of Downtown. Park Avenue has the potential to support more neighborhood services and pedestrian activity, strengthening its role as a north/south connection from Broadway to the University.
- The Gateway South Sub-Area, buffered from the residential areas to the north, has the potential to provide opportunities for high density residential development, bringing more residents within walking distance to Broadway to support the revitalization and adaptive reuse of the existing building stock.
- A low rise buffer has been built into the the Gateway North Sub-area along Park Ave to encourage the adaptive reuse and revitalization of the Lost Barrio.
- This Subdistrict features two Subareas, each with distinct characteristics

Key design standards for new development in this Subdistrict include:

FEATURE	GATEWAY NORTH	GATEWAY SOUTH
MAX RESIDENTIAL DENSITY	90 RAC	90 RAC
HEIGHT	6 STORIES (75')	14 STORIES (175')
LOT COVERAGE	85%	100%



BUNGALOW SUBDISTRICT



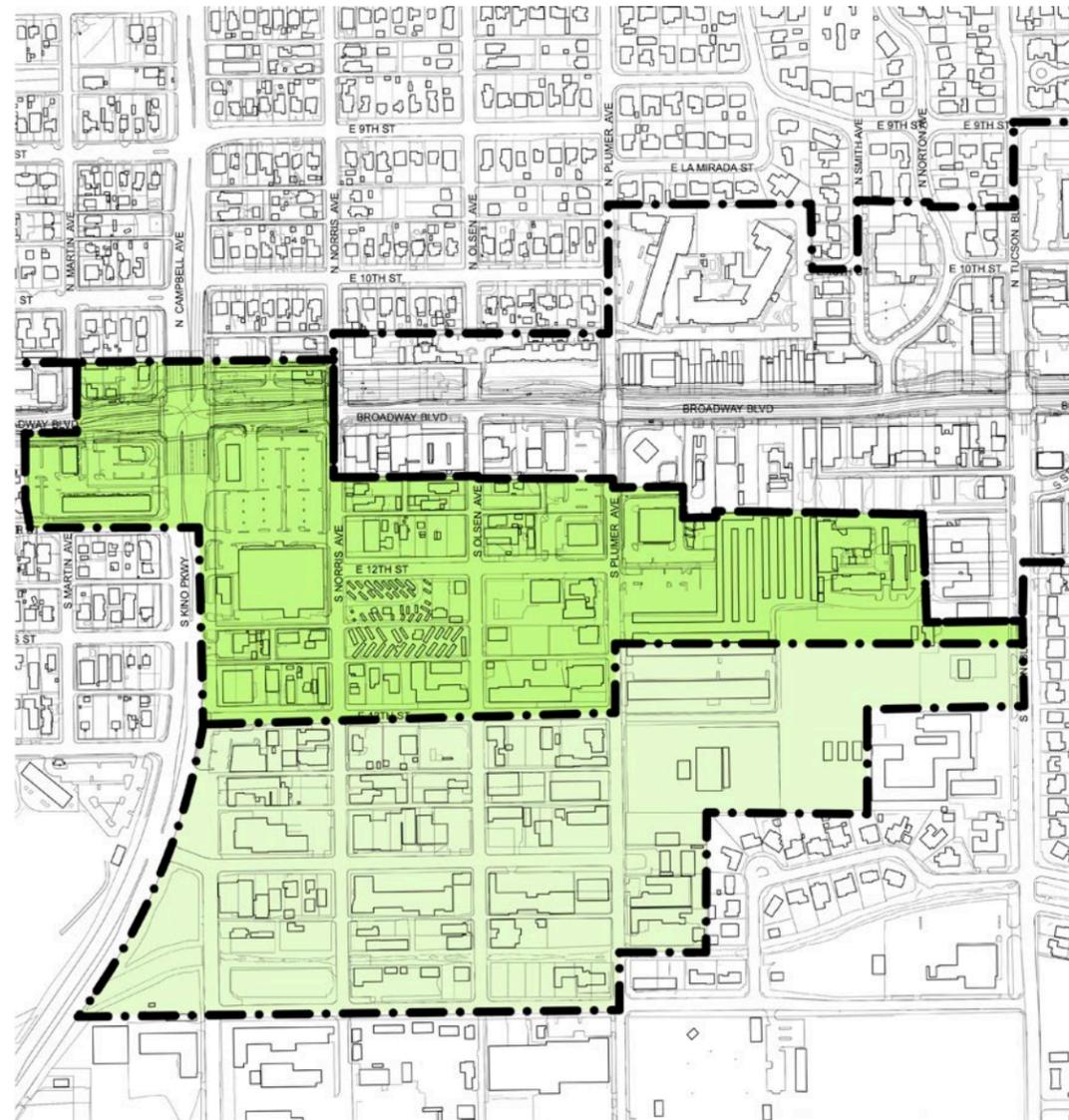
- The Bungalow Subdistrict includes the stretch of the Sunshine Mile roughly between Santa Rita and Martin Avenues. The Bungalow Subdistrict is characterized by its small, historic buildings that should be celebrated through their preservation and adaptive reuse into local businesses and neighborhood uses.
- The design standards of the Bungalow Subdistrict are intended to maintain the character and scale of the 1920's and 1930's Architecture dominant in the Subdistrict.
- Key properties that exemplify this character are the Miles School and the seven homes relocated by Rio Nuevo as part of the Broadway widening project
- The key to the success of the Bungalow Subdistrict is preserving the signature architecture, allowing additional and creative uses for the existing building, and exploring creative parking options to minimize the potential for further demolitions.
- Any owner wishing to utilize the SMD in the Bungalow Subdistrict will be required to preserve any structure contributing to the Sunshine Mile National Historic District.

Key design standards for new development in this Subdistrict include:

FEATURE	BUNGALOW
MAX RESIDENTIAL DENSITY	40 RAC
HEIGHT	3 STORIES (38')
LOT COVERAGE	50%



CAMPBELL / KINO SUBDISTRICT



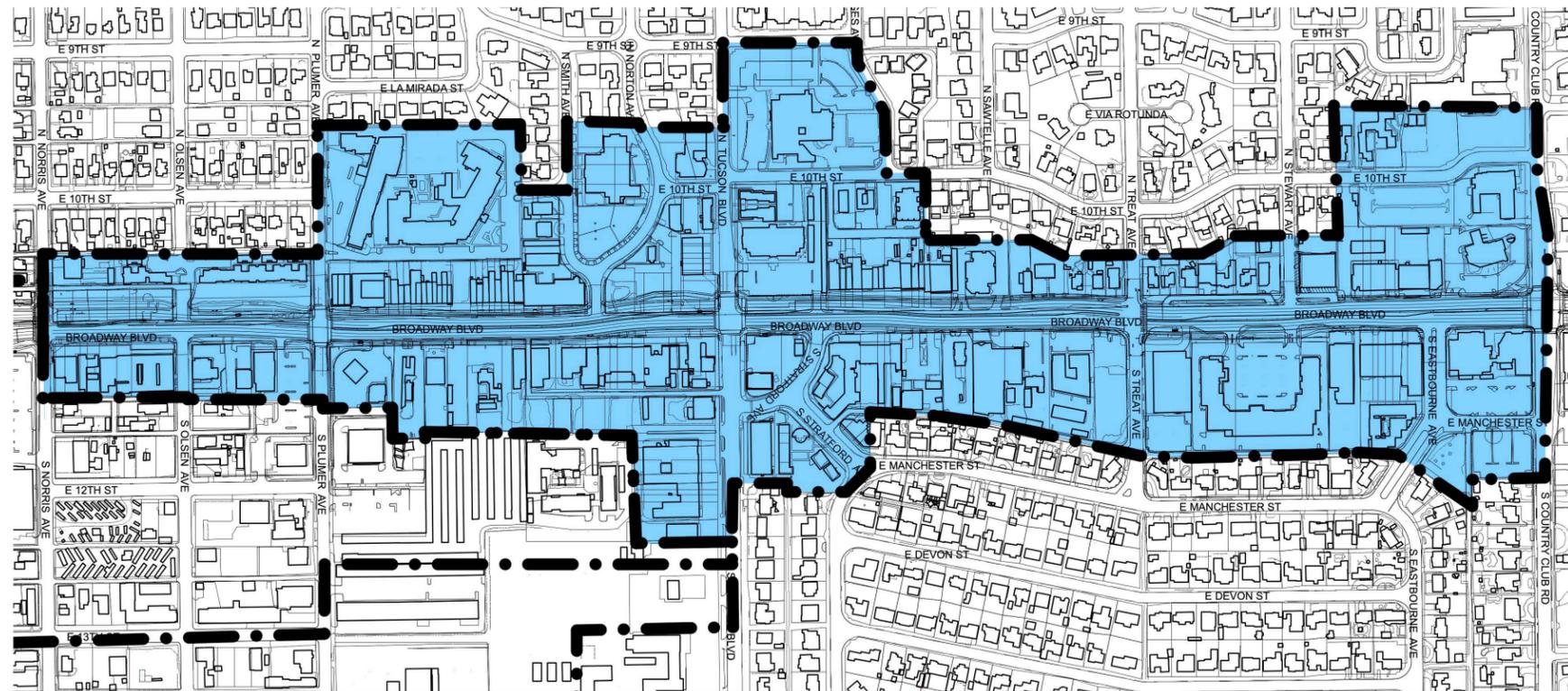
- Campbell North Subarea** which encompasses the Broadway Boulevard frontage between Martin and Norris Avenues. The Campbell North Subarea presents an opportunity to infill many vacant lots and adapt buildings to new uses. Located at the center of the SMD, the Campbell North Subarea is a prime location for transit-oriented high-density residential and commercial development. The Campbell North Subarea provides opportunities for Mixed-Use Development featuring industrial and/or commercial spaces with residential components not currently permitted utilizing the underlying industrial zoning. Light industrial uses, such as artisan, craftwork and makerspaces, are encouraged along with high-density residential uses to provide the concentration of people to support the commercial uses along the Sunshine Mile.
- Kino South Subarea** which encompasses the industrial-zoned properties south of Broadway, generally from 13th Street to 15th Street between Kino Parkway and Tucson Boulevard. The Kino South Subarea, located in the Arroyo Chico Neighborhood, includes many existing industrial properties that present creative adaptive reuse opportunities. While promoting the industrial uses permitted in the underlying zoning, complementary uses, including retail, bars and restaurants, will be allowed to create a more dynamic mix of street-level activity. This mix of uses will also complement the higher residential density in the Campbell North Subarea.

Key design standards for new development in this Subdistrict include:

FEATURE	CAMPBELL NORTH	KINO SOUTH
MAX RESIDENTIAL DENSITY	90 RAC	90 RAC
HEIGHT	12 STORIES (144')	6 STORIES (75')
LOT COVERAGE	50%	100%



MID-CENTURY SUBDISTRICT



- The Mid-Century Subdistrict includes the properties fronting on Broadway Boulevard between Norris Avenue and Country Club Road.
- The Mid-Century Subdistrict is characterized by its distinctive commercial architectural developed in the post WW2 period and the expansion of car culture across the country. The SMD is designed to promote Adaptive Reuse of the Mid-Century Subdistricts unique Architecture—which often feature narrow storefronts with smaller footprints. These storefronts were originally intended as small startup local business locations that were less expensive than the downtown retail properties.
- They again today lend themselves to small local businesses and incubator spaces; by expanding the allowable uses and reducing parking requirements the SMD is designed to encourage the adaptive reuse and support the viability of these important structures.

Key design standards for new development in this Subdistrict include:

FEATURE	MID-CENTURY
MAX RESIDENTIAL DENSITY	40 RAC
HEIGHT	4 STORIES (52')
LOT COVERAGE	100%

- The Mid-Century Subdistrict has been expanded to include several of the institutional and commercial spaces both North and South of Broadway. This is to allow flexibility and encourage the preservation and adaptive reuse of these contributing properties to the Sunshine Mile National Historic District.
- The heights and densities in the Mid-Century Subdistrict have been aligned to create a transitional buffer to the adjacent residential areas of Sam Hughes and Broadway/Broadmoore Village.