





PROJECT TEAM





AGENDA

WebEx Q&A Instructions

Public Engagement

Highlights of the Sunshine Mile Ordinance

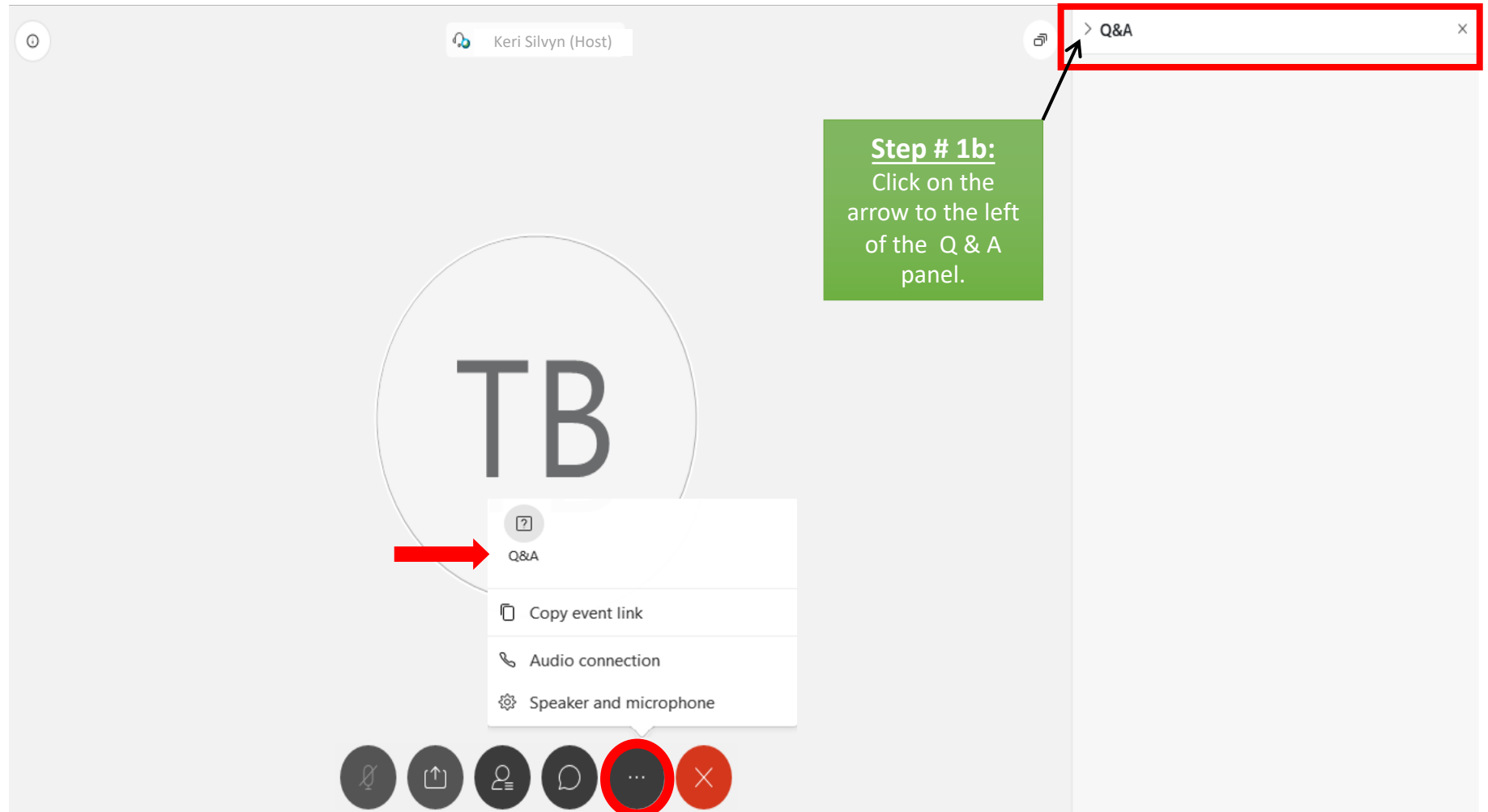
Changes since October Draft

Process

Q&A



ASKING A QUESTION - COMPUTER



Step # 1a
If you do not see the Q & A panel,
click here and select the Q & A icon.



ASKING A QUESTION - COMPUTER

Q&A

All (0)

Step # 2
Type your question here.
(Leave the Ask menu at "All Panelists")

Ask: All Panelists

Select a panelist in the Ask menu first and then type your question

Send

Q&A

All (0)

Step # 3
Once question is complete, hit
"Send".

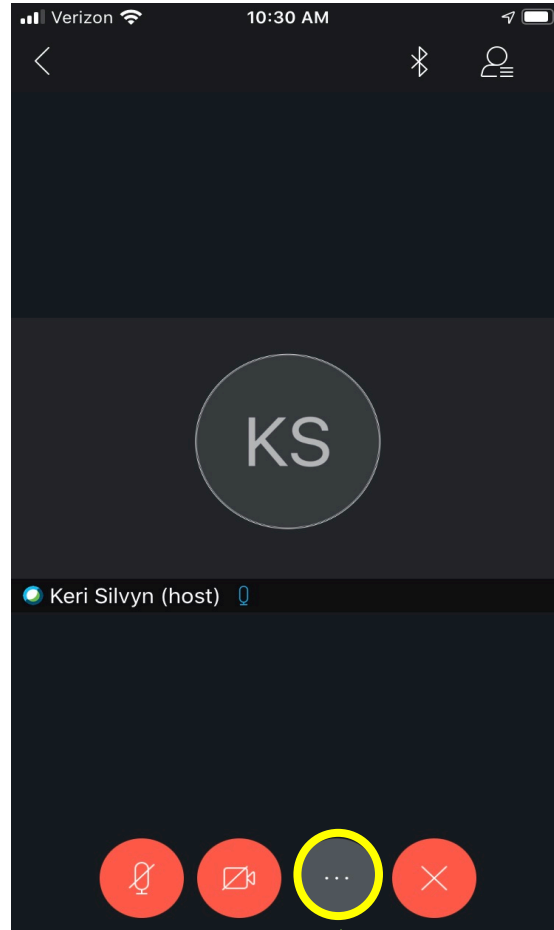
Ask: All Panelists

Select a panelist in the Ask menu first and then type your question

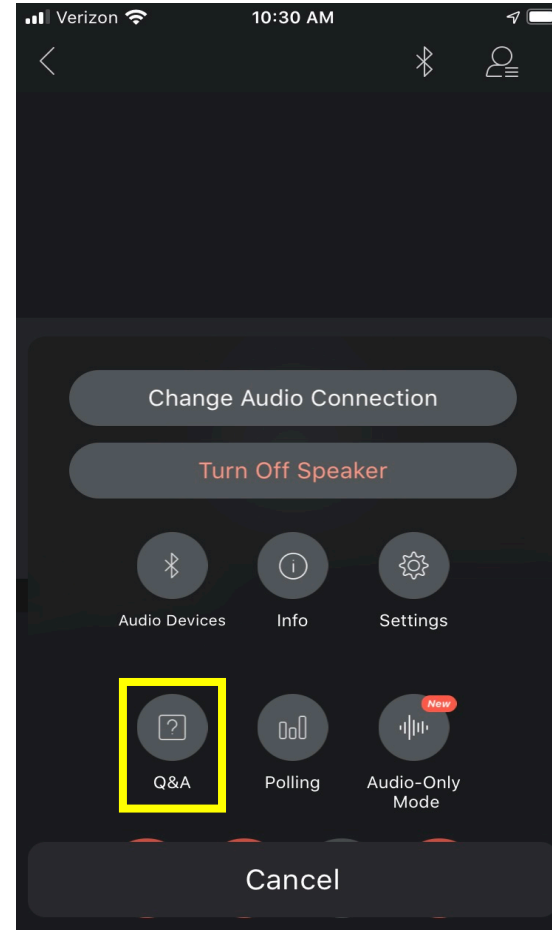
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ASKING A QUESTION - SMARTPHONE



Step # 1:
Click on the icon with the 3 dots.



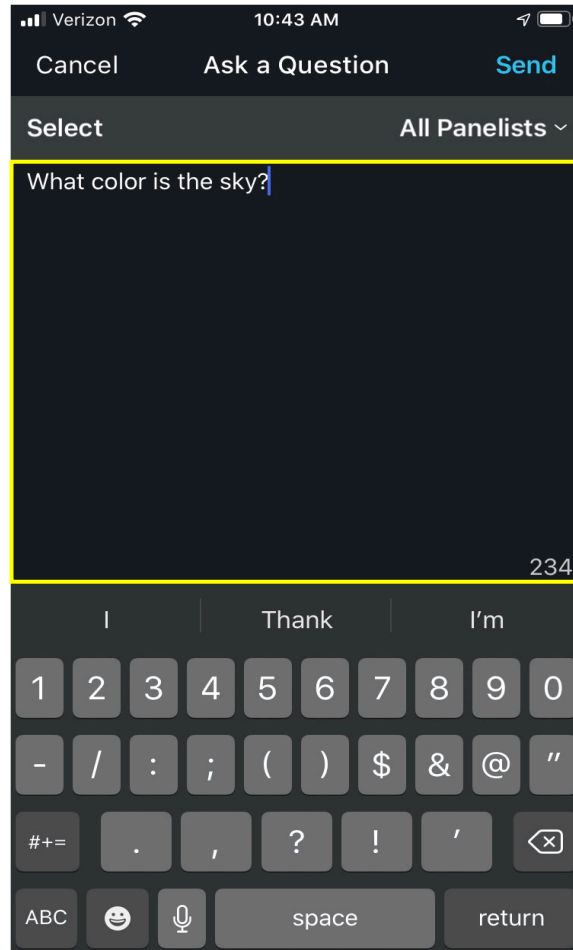
Step # 2:
Click on the Q & A icon.



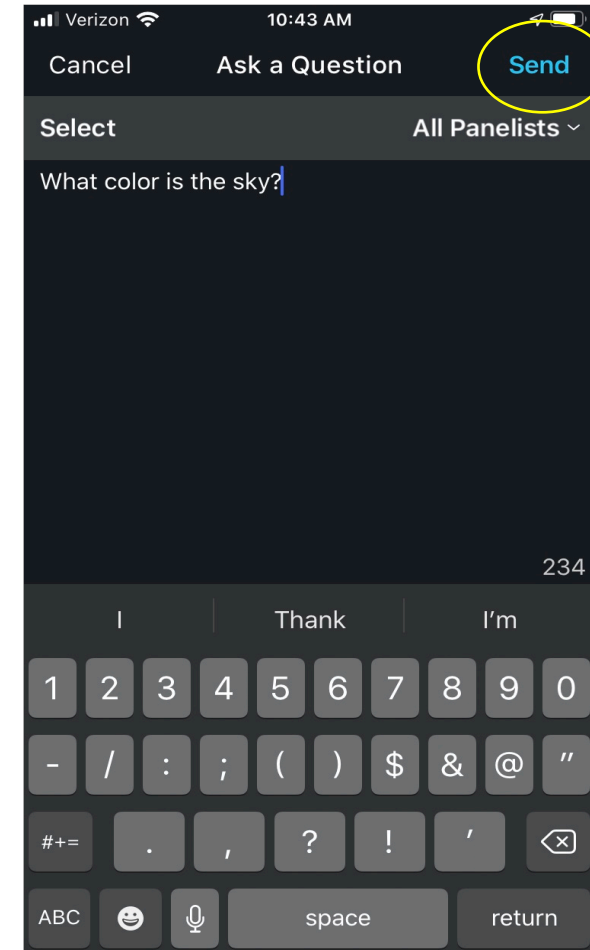
Step # 3:
Click on
"Ask a Question".



ASKING A QUESTION - SMARTPHONE



Step # 4:
Type your question in the
space provided.



Step # 5:
When your question is complete, click
"Send".



RIO NUEVO DISTRICT BOUNDARY

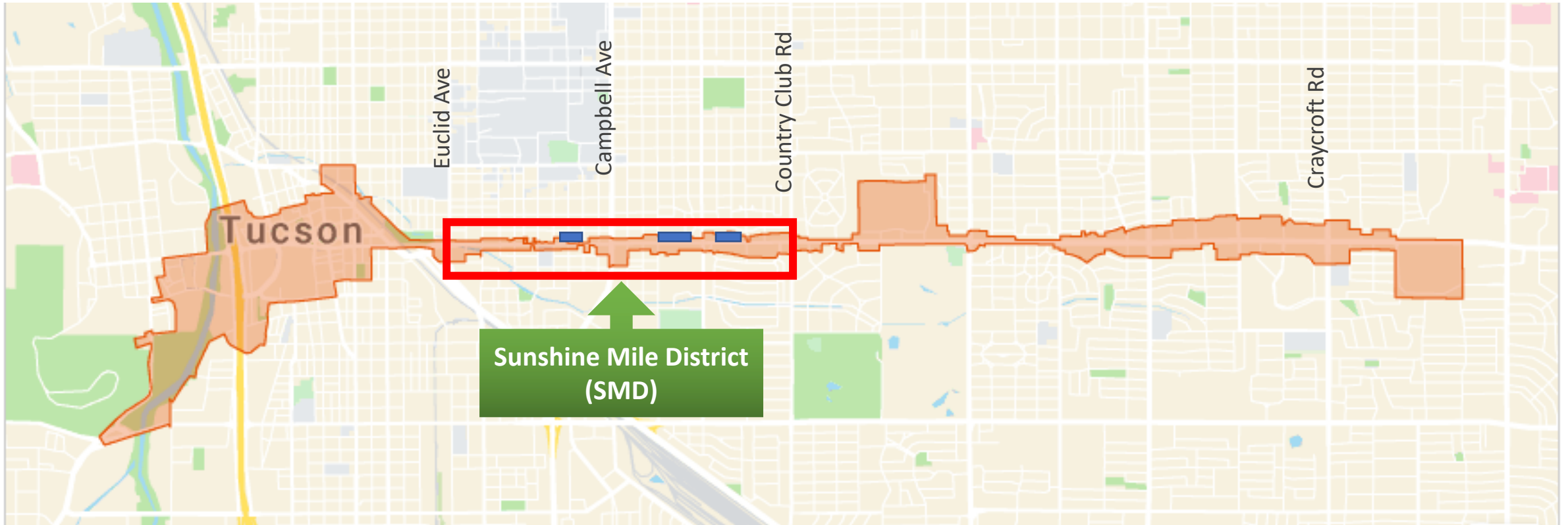
KEY



RIO NUEVO TIFF



RIO NUEVO PROPERTY





PUBLIC ENGAGEMENT

2017 – 2018: Project for Public Spaces (PPS)/Rio Nuevo – 4 engagement activities

2018: Vision document distributed based on PPS engagement

May 2019: Land Use & Community Values Workshop

July 2019: 4 “Pop-Up” Events, 9 Focus Group Meetings & 5 Subdistrict Workshops

Summer/Fall 2019: 15+ meetings with individuals, neighborhood leaders & small groups

- Pie Allen, Rincon Heights, Arroyo Chico, Broadmoor-Broadway Village, Barrio San Antonio & Miles Neighborhoods, Sam Hughes
- Broadway Coalition
- Downtown Neighborhoods & Residents Council (DNARC)
- Tucson Unified School District (TUSD)
- Broadway Corridor Improvement Project Construction Open House
- Various industrial business owners
- Various individual property owners/representatives

2019 – Present: Continued meetings with groups above & meetings with government agencies/departments targeting specific topics



WHAT WE HEARD

- Revitalize the commercial areas along the Sunshine Mile
- Preserve historic structures (Bungalow & Mid-Century)
- Protect & enhance existing neighborhoods
- Encourage new & modern architecture
- Create a sense of place through landscaping, public spaces, pedestrian amenities & architecture
- Establish distinct districts along the Sunshine Mile
 - Preserve historic resources in Bungalow & Mid-Century
 - Support higher densities & creative mix of uses in Gateway & Campbell



WHAT WE HEARD (CONT'D)

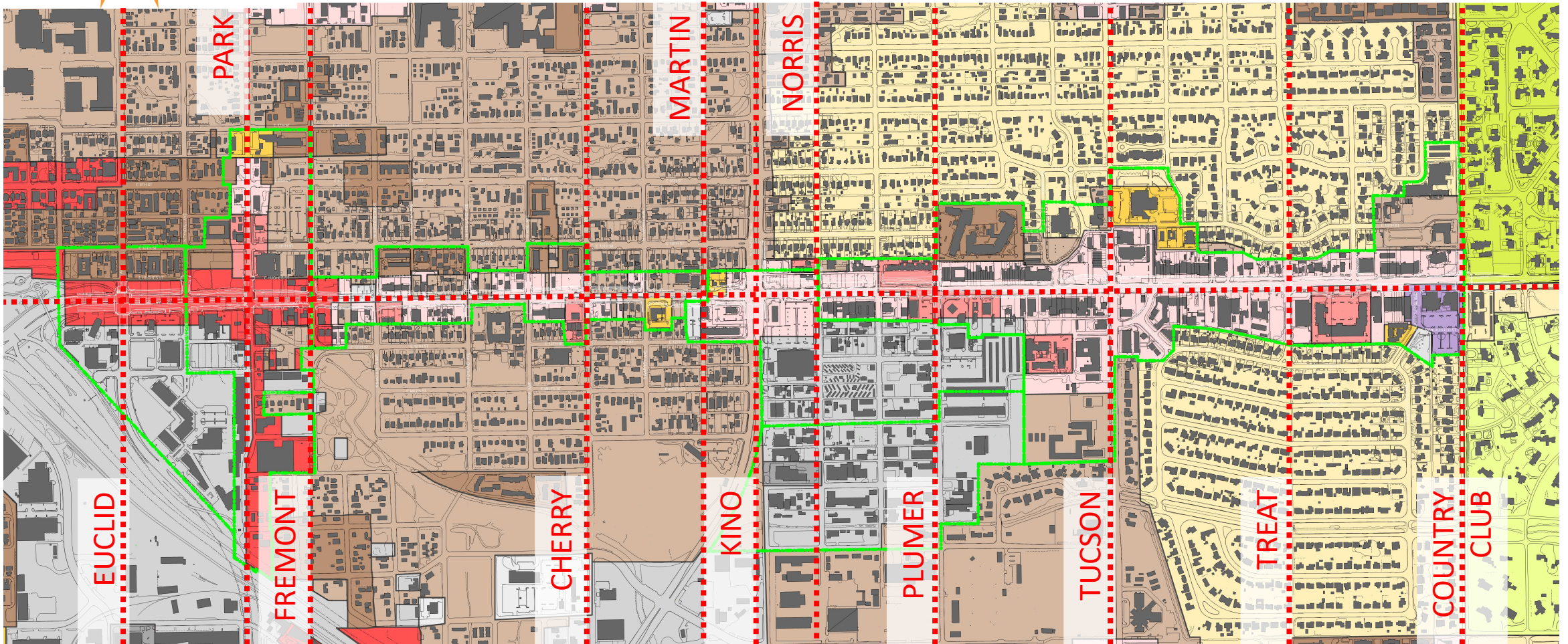
- Incentivize investment
- Local/incubator businesses
- Affordable & workforce housing
- Creative uses of space – mixed-use, live/work
- Multi-modal transportation (walking/biking/shuttle/mobility hubs)
- Shared/public parking
- Link to UArizona, neighborhoods & downtown
- Involve neighbors in design review process



EXISTING ZONING

KEY

			RESIDENTIAL ZONES
			COMMERCIAL ZONES
			OFFICE ZONES
			INDUSTRIAL ZONES





VISION

- 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



GOALS

Optional Alternative to existing zoning that promotes revitalization:

- Create a walkable, pedestrian friendly environment.
- Encourage Multi-modal transportation
- Encourage Mixed-use development
- Incentivize Affordable/workforce housing
- Encourage Adaptive Reuse
- Encourage residential density near Broadway
- Incentivize Appropriate Historic Preservation
- Create an open and inclusive Design review process



ORDINANCE HIGHLIGHTS

Optional; Balance neighborhood preservation and densification to support transit and business

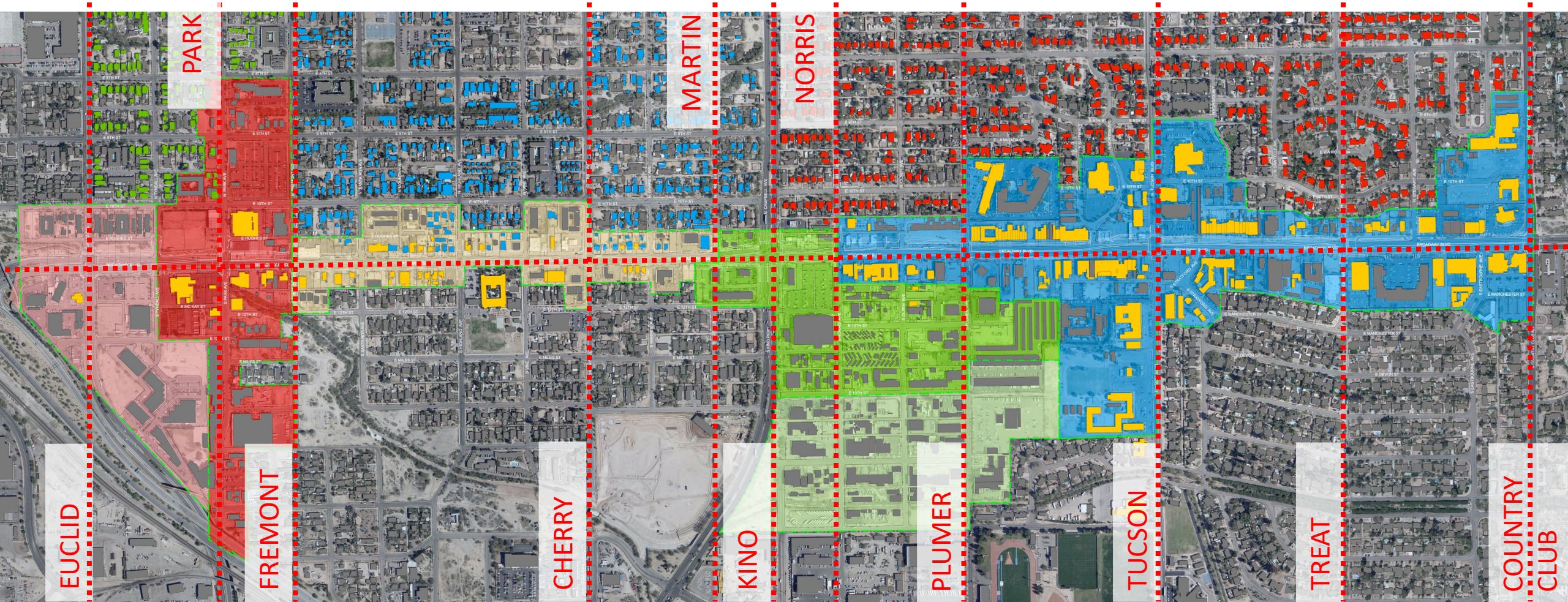
- Historic Preservation
- Affordable Housing Incentive
- Encourage Mobility/Transit
- Other Design Criteria
- Distinct Subdistricts
- Design Review Process



PROPOSED SUNSHINE MILE DISTRICT

KEY

- EUCLID/PARK
- BUNGALOW
- KINO
- MID-CENTURY





DEVELOPMENT VISION

PPS Concepts





DEVELOPMENT VISION

PPS Concepts – Bungalow Block





EXAMPLE VISION

PPS Concepts





BUNGALOW BLOCK EXAMPLE



POSTER
MIRTO
McDONALD

ARCHITECTURE
PLANNING
PRESERVATION

PMM



BUNGALOW BLOCK EXAMPLE



BUNGALOW BLOCK - SCHEMATIC DESIGN

THE BUNGALOW BLOCK

This project is an opportunity to create a space that is the heart of Tucson. The Tucson that is authentic, rugged and resilient. We are drawn to these bungalows for the same reason as many people are drawn to the beauty of the Sonoran Desert.

CORE FACTS

Accessibility
A bungalow style is not the only way to live and move above grade. This concept is a public entry point to a bungalow style and a public entry point to a bungalow style.

Access and reduction of traffic to
A bungalow style is not the only way to live and move above grade. This concept is a public entry point to a bungalow style and a public entry point to a bungalow style.

Improving the pedestrian experience along Broadway
A bungalow style is not the only way to live and move above grade. This concept is a public entry point to a bungalow style and a public entry point to a bungalow style.

Parking
A bungalow style is not the only way to live and move above grade. This concept is a public entry point to a bungalow style and a public entry point to a bungalow style.

KEYNOTES

1. Retain existing bungalow
2. New bungalow / accessory building, 40' x 10'
3. New metal building, 30' x 10'
4. Primary pedestrian walkway, 10' wide
5. New paved parking / connection from Broadway
6. Planting area / informal pedestrian connection / seating area, as applicable
7. Water harvesting basin
8. Pedestrian grade, 10'
9. Pedestrian building floor elevation 10' x 10'
10. Retain existing bungalow, 10' x 10'
11. New bungalow / accessory building, 40' x 10'
12. New metal building, 30' x 10'
13. Primary pedestrian walkway, 10' wide
14. New paved parking / connection from Broadway
15. Planting area / informal pedestrian connection / seating area, as applicable
16. Water harvesting basin
17. Pedestrian grade, 10'
18. Pedestrian building floor elevation 10' x 10'
19. Retain existing bungalow, 10' x 10'

PLANT SCHEDULE - TREES

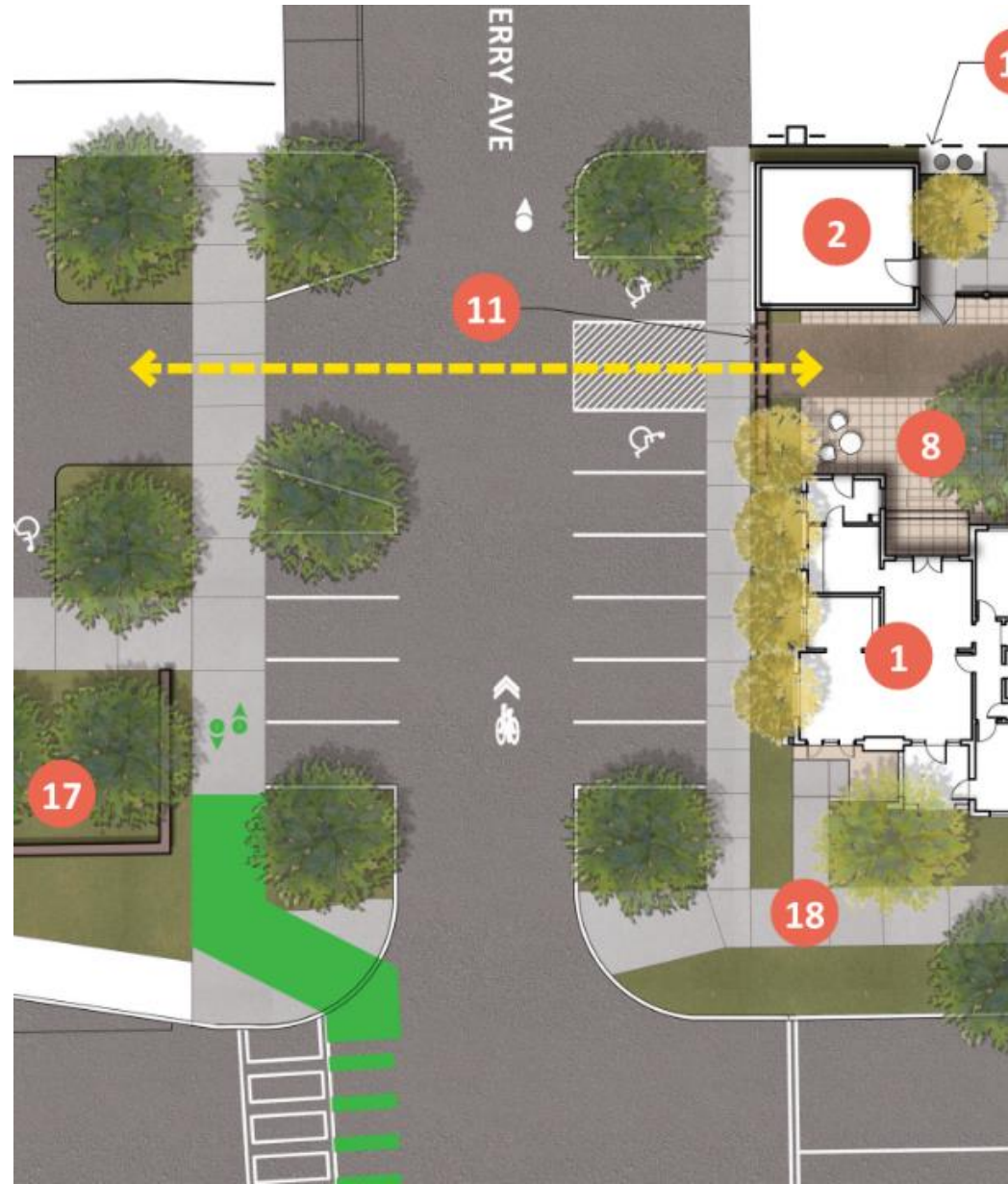
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- 19. Citrus (citrus, 10' x 10')



POSTER
MIRTO
McDONALD
ARCHITECTURE
PLANNING
PRESERVATION



BUNGALOW BLOCK EXAMPLE

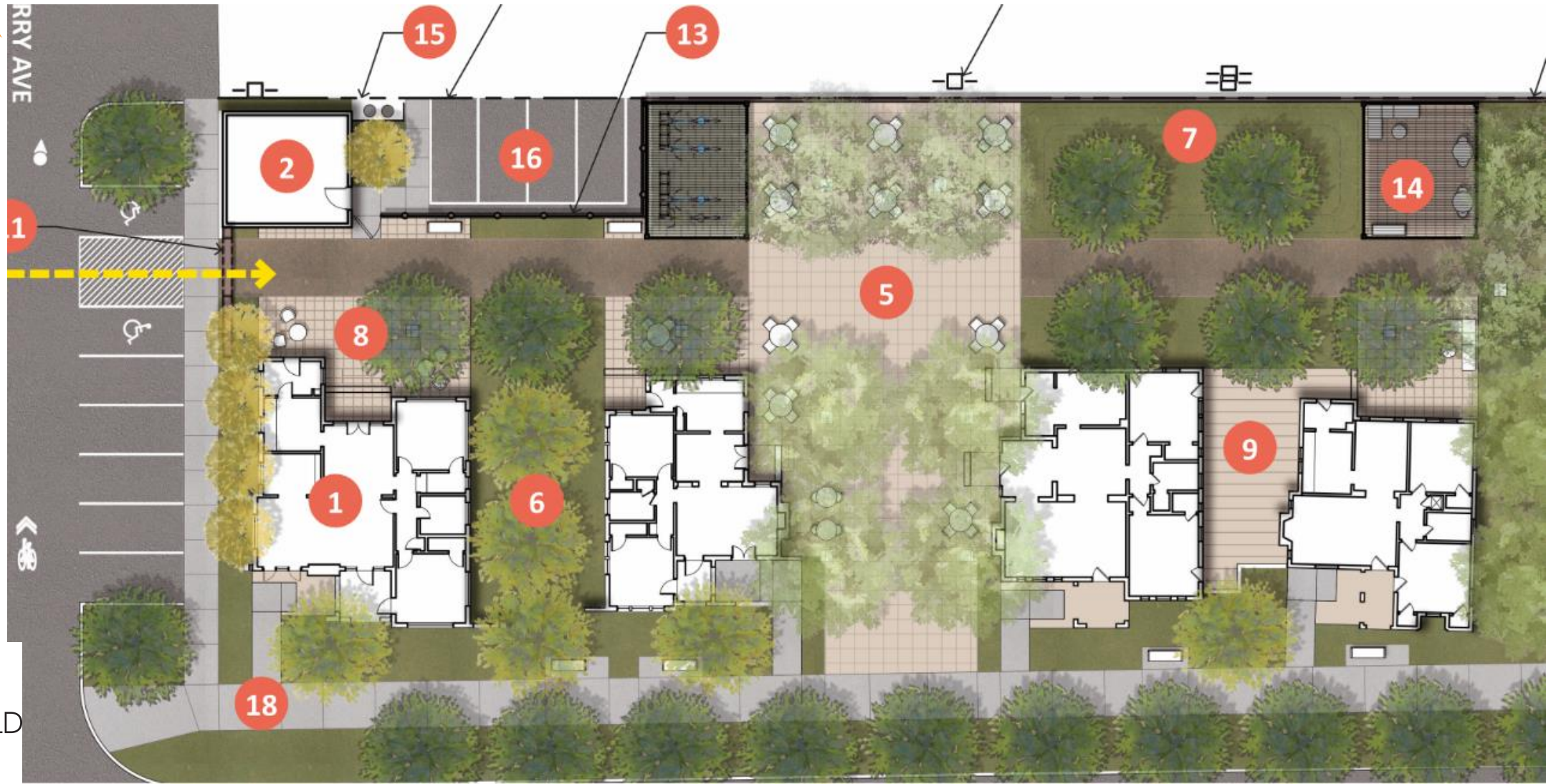


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PRESERVATION



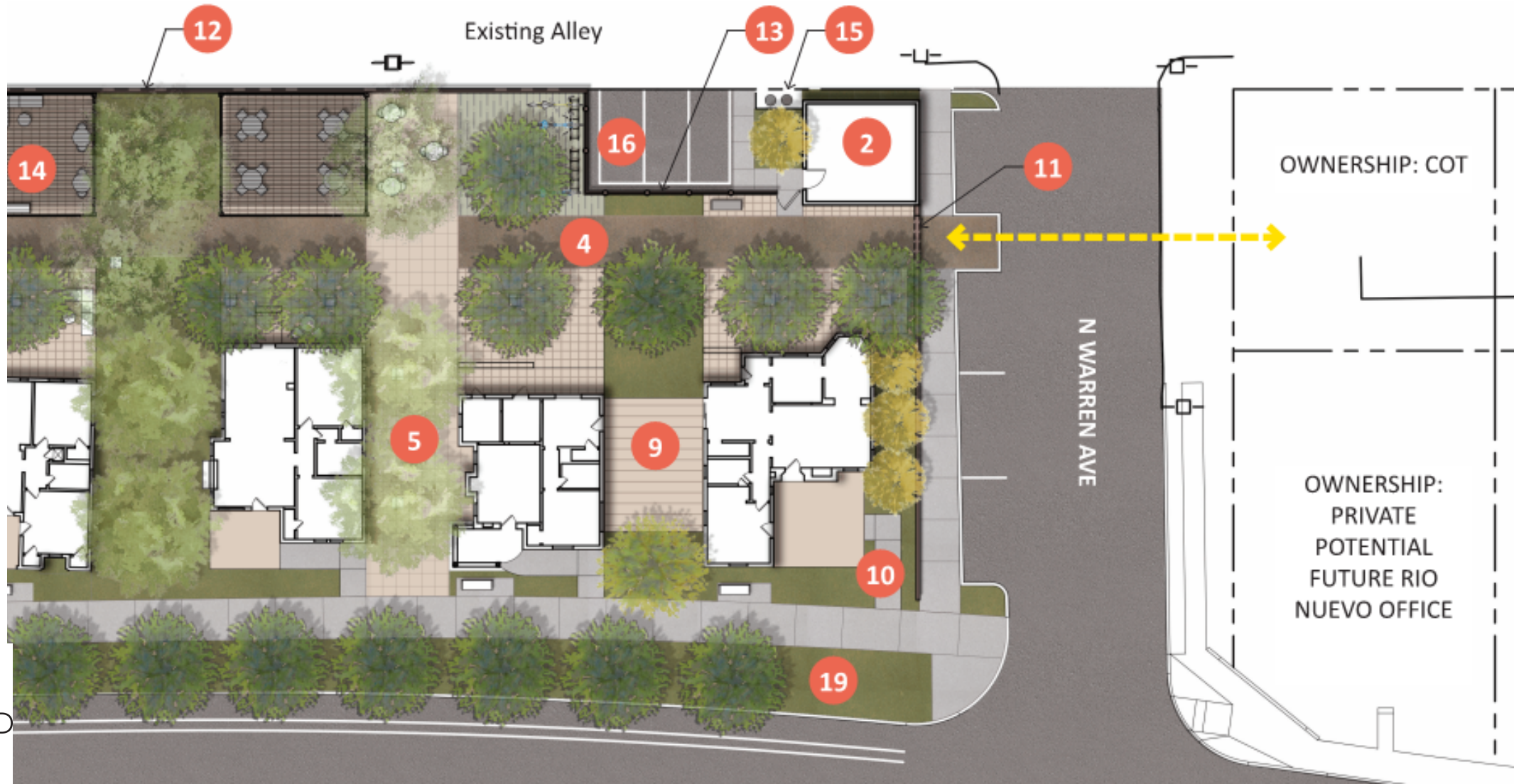
BUNGALOW BLOCK EXAMPLE



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BUNGALOW BLOCK EXAMPLE



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PRESERVATION

PMM



BUNGALOW BLOCK EXAMPLE



POSTER
MIRTO
McDONALD

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PLANNING
PRESERVATION

BROADWAY BOULEVARD

PMM



FRIEDMAN BLOCK EXAMPLE



ORDINANCE HIGHLIGHTS

Optional; Balance neighborhood preservation and densification to support transit and business

- Historic Preservation
- Affordable Housing Incentive
- Encourage Mobility/Transit
- Other Design Criteria
- Distinct Subdistricts
- **Design Review Process**



JUNE-OCT. FEEDBACK/CHANGES

- Sub-District Naming
- Sub-District Boundary
- Process
- Land Use
- Affordable Housing
- Mobility
- Common Space
- Preservation
- Other Regulations

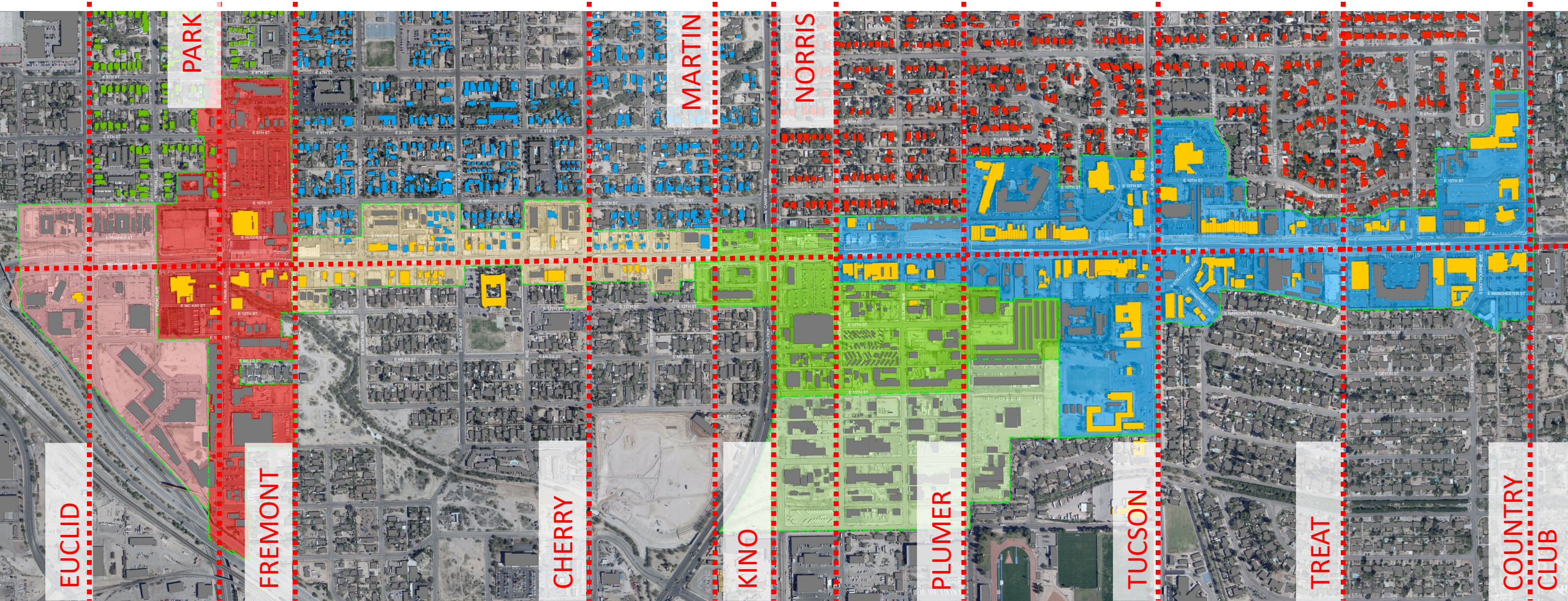


ADDITIONAL FEEDBACK OCT. DRAFT

- Preservation
- Uses – Mid Century Subdistrict and Group Dwelling
- Height - Park Subarea
- Mobility Hub Incentive



PRESERVATION





USE

Group Dwelling:

- Removed as a use from all areas except the Euclid and Kino North Subarea

Compatibility in Mid-Century Block

- Revising allowable uses on Historic Eligible properties North of Broadway frontage
 - Compatibility with adjacent residential properties ***and***
 - Encourage re-use based on form of buildings.

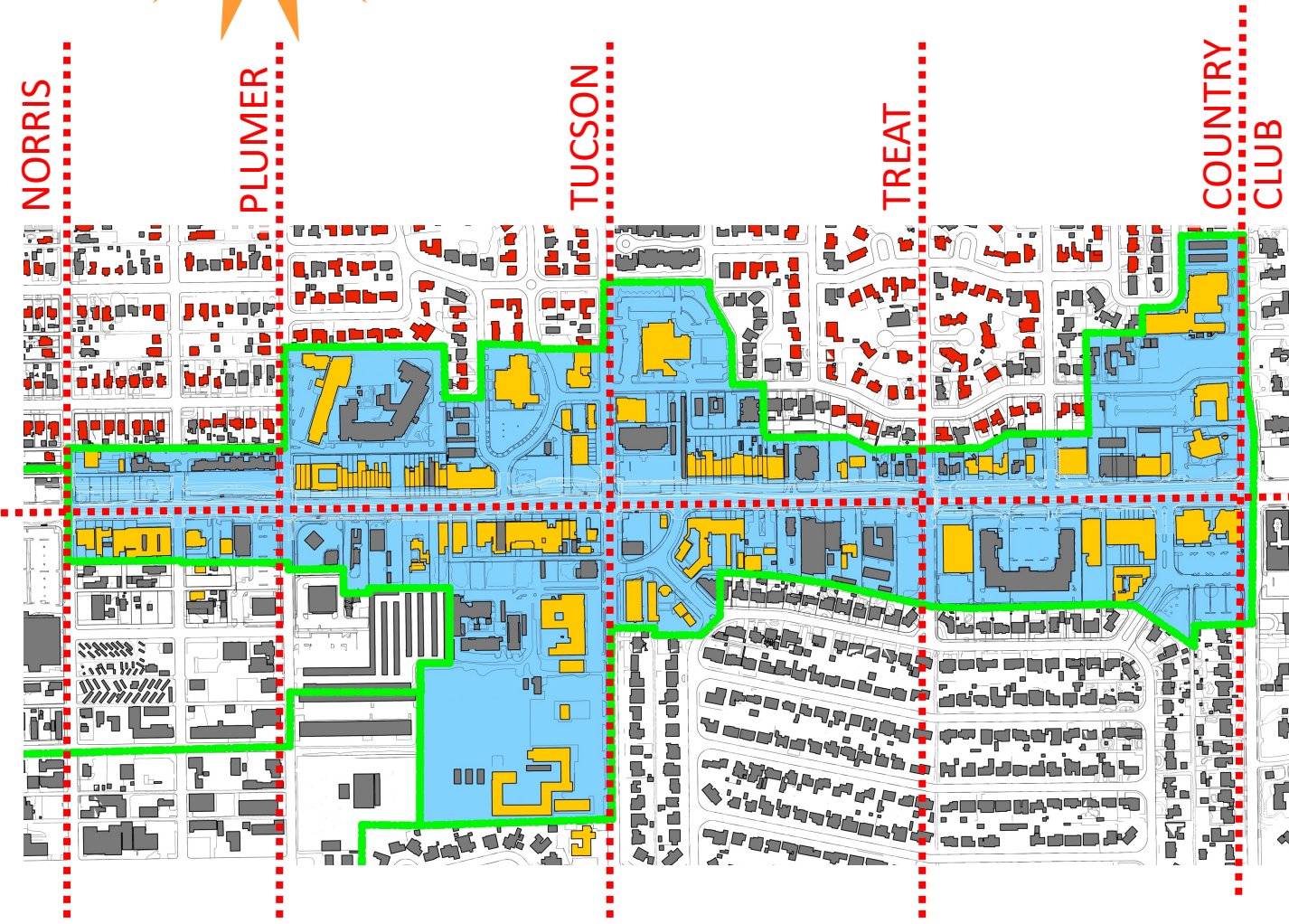


MID-CENTURY SUBDISTRICT

KEY



MID-CENTURY SUB-DISTRICT





- Boundary North of alley intended to create an incentive for preserve of large institutional historic properties
- Exploring allowable uses on properties without Broadway frontage North of Broadway

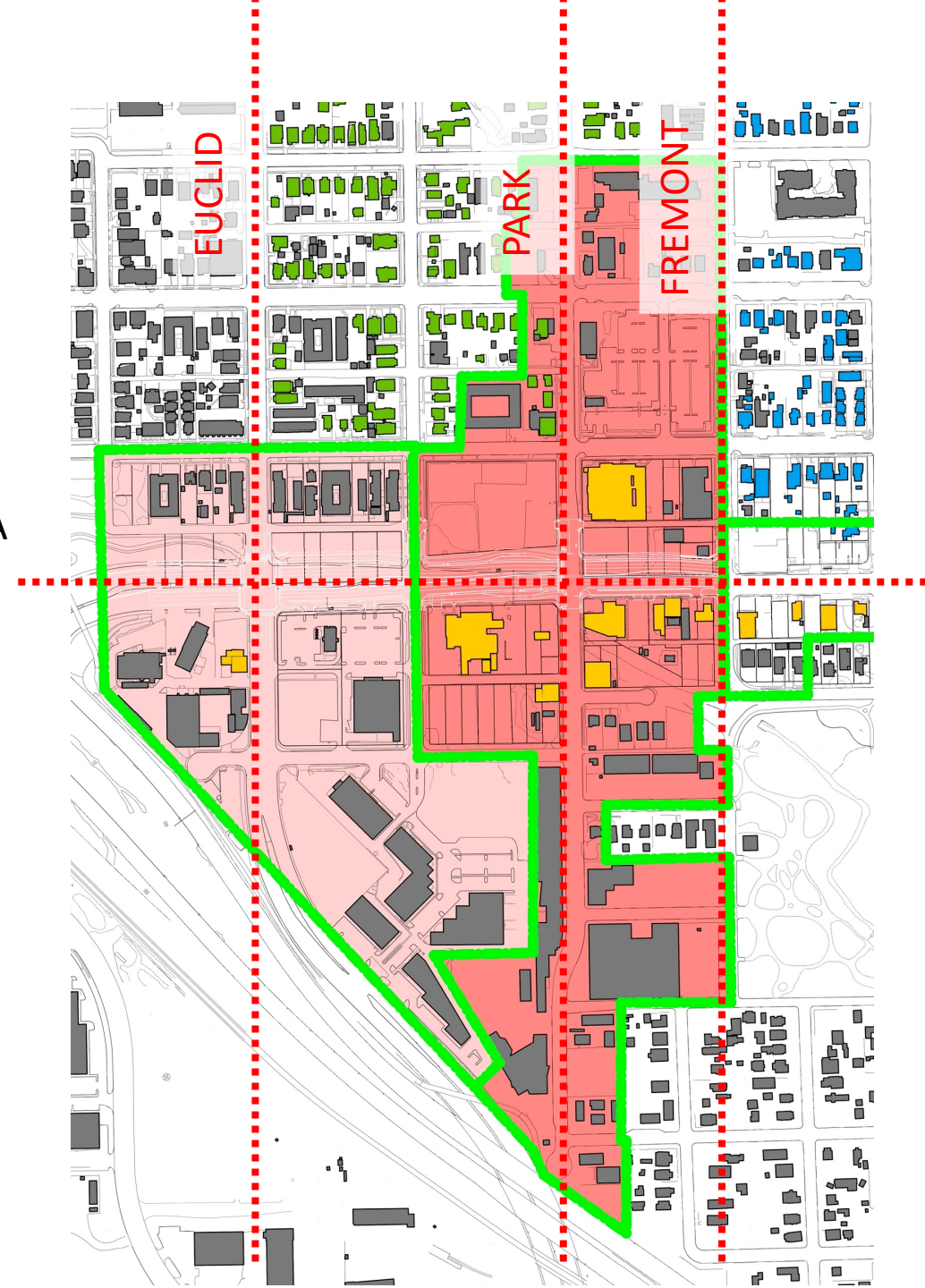


EUCLID/PARK SUBDISTRICT

KEY

-  PARK SUB-AREA
-  EUCLID SUB-AREA

- Reducing height in Park Sub-Area to 4 stories with option of additional 2 stories with structured parking or mobility hub (height incentives not accumulative)
- Area on Park Ave South of Broadway will be surveyed for eligible historic properties.





MOBILITY

Mobility Hubs (MH):

- Creating a tiered structure for incentives allowable by providing mobility amenities
- COT DTM has the flexibility to allow developers optional methods to meet the mobility requirements in order to qualify for incentives, ie upgrade transit stops



PROCESS FOR UOD

Completed:

- March 2019: UOD initiated by Mayor & Council
- April 2019: UOD drafts reviewed by City staff
- June 2020: Draft to stakeholders for review/feedback
- July/August 2020: Public meeting (two meeting options)
- October Application Submittal
- December 2020: Public meeting



PROCESS FOR UOD

Next Steps:

- December 17th: Zoning Examiner public hearing
 - Includes changes from Oct. draft feedback
- 1st Quarter 2021: Mayor & Council consideration



QUESTIONS

KEY



EUCLID/PARK



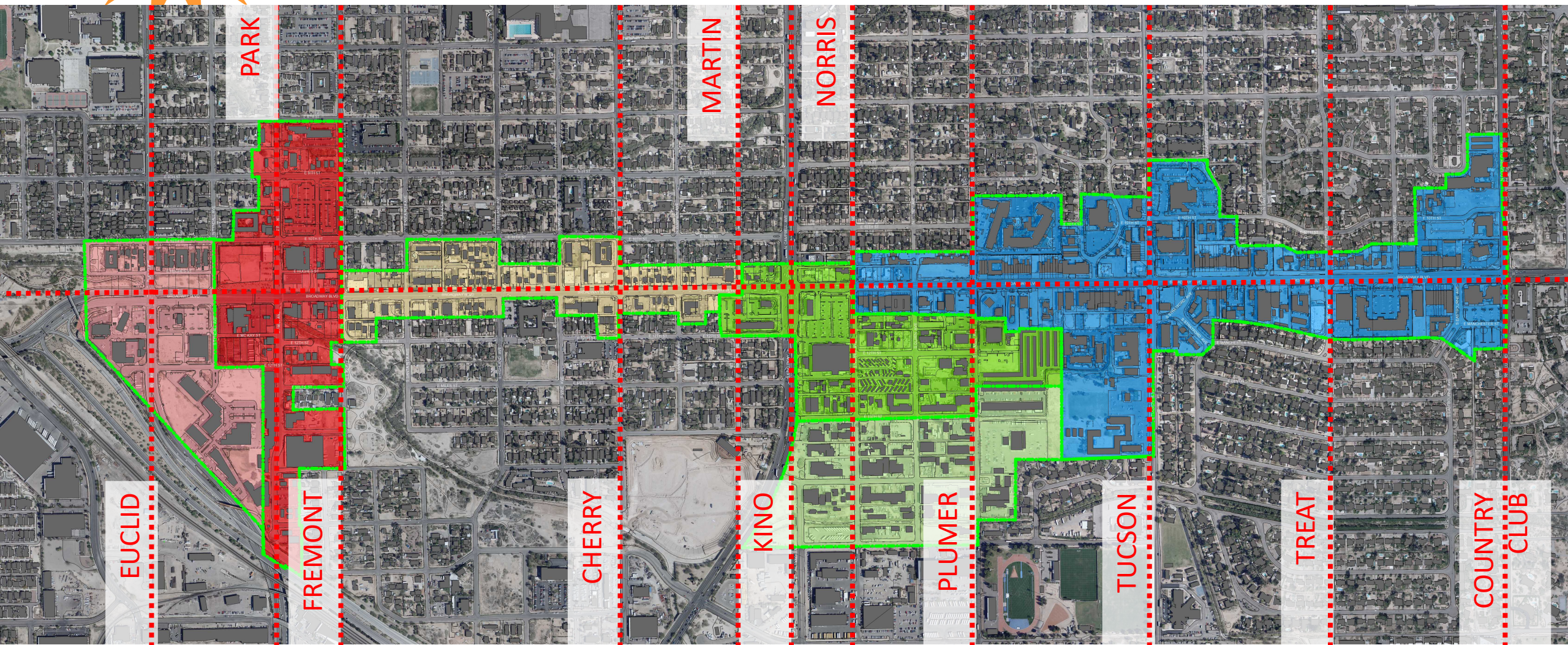
BUNGALOW



KINO



MID-CENTURY





DESIGN REVIEW PROCESS

Design Review to ensure projects meet all design standards

- City Design Professional
- Design Review Board (professionals) w/ Neighborhood Representation
- Plans Review Subcommittee of the Tucson-Pima County Historical Commission (when applicable)

PDSD Director final approval based on recommendations

Flexibility to meet SMD's goals using urban design best practices



LAND USE

Consolidated permitted uses onto one chart

Table III.B.1: Permitted Uses

Land Use	Park	Euclid	Bungalow	Kino North	Kino South	Mid-Century
Adult Activities Use Group (no uses are permitted within the SMD)						
Agricultural Use Group						
Community Garden		X			X	
Urban Farm		X			X	
Civic Use Group						
Cemetery						
Civic Assembly	X	X	X	X	X	X
Cultural Use	X	X	X	X	X	X

SMD is an optional zoning overlay, existing underlying zoning is unchanged.

Accessory Dwelling Units



AFFORDABLE HOUSING

AMI: Changed to 80%

Terms: Extended

- 50 years for Rentals
- 30 years for Owner Occupied

Administration: COT Housing and Community Development Department

Incentives:

- Modified RAC to create incentive
- Provided 50% parking reduction for affordable housing



OPEN SPACE

Definitions: Single “Open Space” definition for continuity with other language in the UDC

Public vs Private:

- Open Space is the overall terminology for exterior project amenities
- Large developments are required to dedicate a percentage of Open Space to the public (defined as Public Open Space)
- Small sites and adaptive reuse projects are exempt from Open Space requirements

Open Space Calculation: Revised to be based on project size



OTHER REGULATIONS

ADA: Requirements already included in International Building Code

Water Harvesting: Requirements already included in the Unified Development Code

Historic Preservation Criteria: Secretary of the interior standards included by reference

Existing Zoning Maps: Available on the Tucson Map Guide



BUNGALOW SUBDISTRICT

KEY



BUNGALOW SUB-DISTRICT



- Maintains historic character
- Allows commercial uses
- Protects contributing properties
- Supports adaptive reuse
- Reduces parking requirements
- Encourages alternate forms of transportation



KINO SUBDISTRICT

KEY

 KINO NORTH SUB-AREA

 KINO SOUTH SUB-AREA





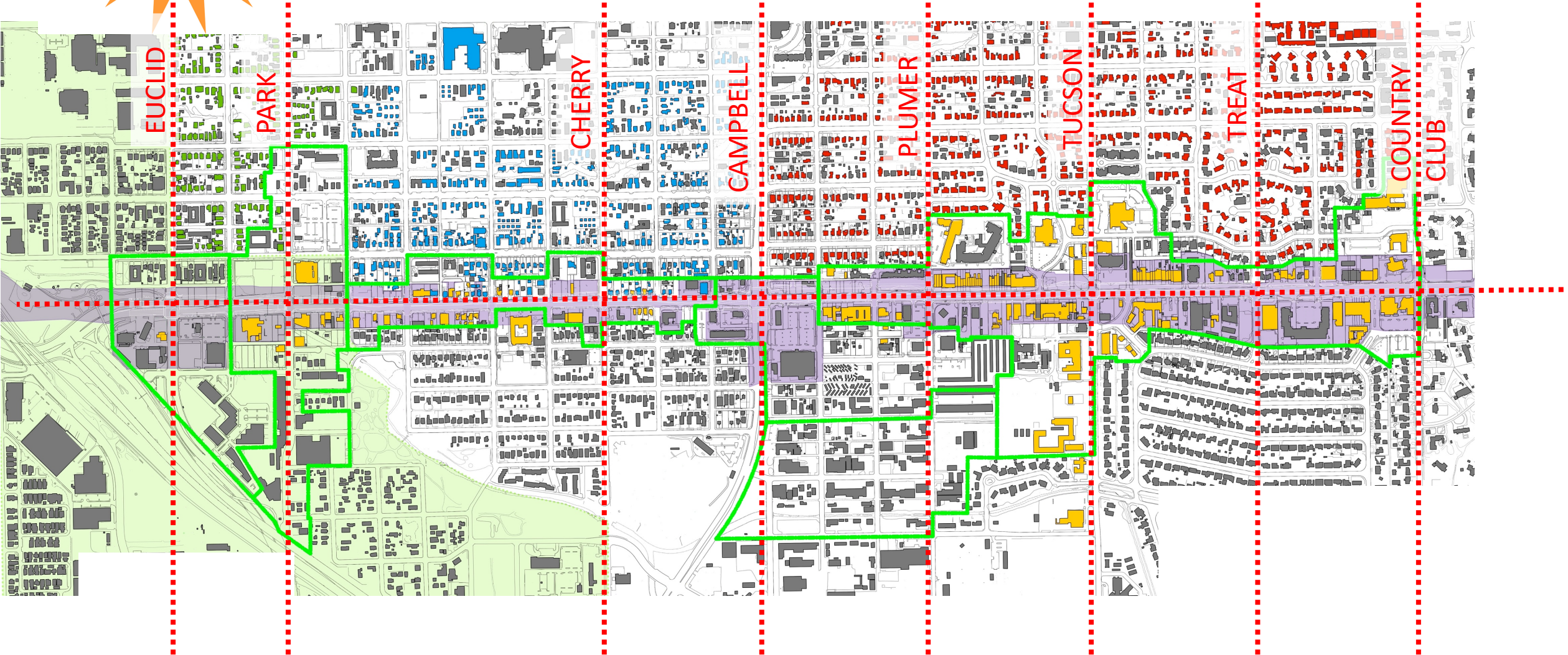
- Promotes higher density
- Supports mixed-use & live/work developments
- Allows residential uses
- Encourages adaptive reuse
- Establishes 2 subareas with unique development characteristics



RIO NUEVO & FEDERAL OPPORTUNITY ZONE

KEY

-  RIO NUEVO TIFF
-  FED OPP ZONE



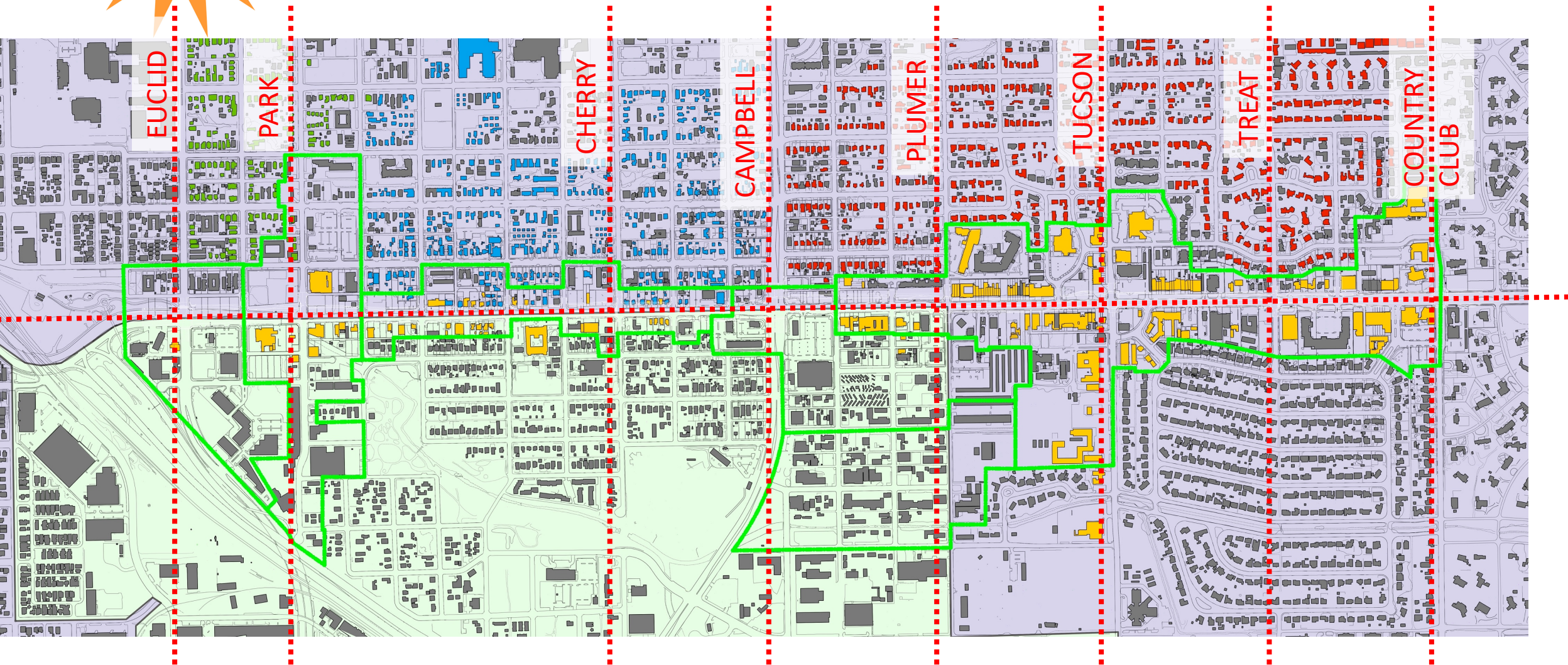


CITY OF TUCSON WARDS

KEY

WARD 6

WARD 5





NEIGHBORHOOD ASSOCIATIONS

KEY

	RINCON HEIGHTS		MILES
	SAM HUGHES		SAN ANTONIO
	ARROYO CHICO		PIE ALLEN
	BROADMOOR		IRON HORSE

