

**THURSDAY JUNE 10, 2021**

# **SUNSHINE MILE VALUES-BASED COMMUNITY CONVERSATION**



Center for  
Community Dialogue  
& Training

A program of Our Family Services

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# Executive Summary

This document serves as a report out for the Sunshine Mile Overlay District Values-Based Community Conversation held on Thursday, June 10, 2021. The City of Tucson Planning & Development Services and Rio Nuevo District overseeing the Sunshine Mile Overlay Project approached the Center for Community Dialogue & Training on June 1, 2021 to provide support for facilitation for a values-based discussion to happen on Thursday, June 10, 2021. The Center for Community Dialogue & Training provided a structured outline for dialogue that was approved by City and Rio Nuevo District to move forward with the conversation (*started in 2017 - present*) within this two-week window and hear what constituents concerns are from a values-based perspective and insight on what they believe City of Tucson Mayor & Council should consider when making decisions in regard to the Sunshine Mile overlay.

## Facilitated Conversation

A values-based conversation was requested to support the feelings and needs of the constituents of the Barrio San Antonio Neighborhood. This was requested to ensure that everyone's voice was heard with intention. The meeting had 27 participants, 12 participated in the dialogue circles, while 15 participants left the meeting or did not want to participate in the dialogue circles.

## Dialogue Circles

Dialogue Circles allow for safe, respectful, welcoming and accepting dialogue to take place. The focus is to provide support in breaking down barriers through structured dialogue allowing for all voices to be heard in a natural circle-like space. Supported by neutral facilitators and allows for focus and intention with a talking piece.

*\*\*Note: not all participants were from Barrio San Antonio, but had an interest in being heard in regard to the Sunshine Mile Overlay by participating in the meeting question and answer portion and/or the dialogue circles.*

### Timeline

- June 1 Meeting to discuss proposed options
- June 3 Meeting to follow up on proposal from CCDT
- June 9 Meeting to finalize agenda sent
- June 10 Facilitated Conversation through dialogue – Formal Meeting (virtual) (5:30pm-7:30pm)
- June 15 Documentation due City/Rio Nuevo
- June 11-July 6 Follow up
- July 7 Final recommendations from City/Rio Nuevo to Mayor & City Council

### Agenda - June 10, 2021

- 5:30 Gather & Welcome
- Introduction - The Center
- City/Rio Nuevo - Presentation & Q & A
- Intro to Dialogue Circle
- Circles begin
- Circles End/Break
- Report out
- Survey
- 7:30pm Closing remarks—The Center

# DIALOGUE CIRCLES INFORMATION

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## Dialogue Circles Process

Led by the Center for Community Dialogue & Training and Community Dialogue Facilitators, dialogue circles were held via Zoom online platform from 6:15pm-7:20pm on Thursday, June 10, 2021. Using a talking piece, participants spoke one by one in a safe, civil and respectful format that encouraged thoughtful exploration of experiences and values on the Sunshine Mile Overlay. They were asked to consider their values along with what they felt their biggest concerns were and put forth the best solutions that they would want Mayor & Council to consider. Circle participants engaged in connection and conversation following the Objective, Reflective, Interpretive, Decision (ORID) method of questions. Circle participants engaged in a structured dialogue conversation with six rounds of circle questions. The process involving a moderate consensus task that was asked of all participants to come up with a consensus recommendation and a decision that would represent the best feasible course of action for their group.

\*\*Note 2/3 of the meeting left before the dialogue circles could take place and some dialogue circles had to be merged because of the lack of participation and attendance during this event.



**Circle 1**  
**6 participants**



**Circle 2**  
**6 participants**

# DIALOGUE CIRCLES INFORMATION

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## Dialogue Circles Details

### Two Dialogue Circles were held with 6-7 participants each

- Facilitated by Center for Community Dialogue & Training Staff
- Six rounds of structured dialogue for participants

### Each participant had an opportunity to share their thoughts on the following:

- Expressing values of where they live
- If anything stood out to them from City/Rio Nuevo presentation
- Primary concerns with the project
- Suggested ways to address the concerns with this project
- Participants chose their top two considerations on how to address the concerns

### Three rounds of the dialogue circle were scribed and documented

- Rounds three, four and five

## Questions for rounds

*(scribed rounds in red font following the question)*

**Round 1: Opening round.** Please say your name, your neighborhood, and one thing that you value about where you live.

**Round 2:** What stood out to you from the presentation and Q&A that you just heard?

**Round 3:** What are your concerns with the Urban Overlay District plan and in what ways could those concerns be addressed? [ **(SCRIBED)** ]

**Round 4:** What is one thing that you want to make sure Mayor and Council consider in making a decision about the proposed Urban Overlay District plan? **(SCRIBED)**

**Round 5:** What are the top two considerations that the group would like Mayor and Council to keep in mind when making their decision? Craft recommendation of the top two **(SCRIBED)**

**Round 6: Closing round.** Final comments

# DOCUMENTATION- REPORT OUTS

## Dialogue Circle #1

**Round three:** What are your concerns with the Urban Overlay District plan and in what ways could those concerns be addressed?

- Spaces in the I1 section of neighborhood, concern about the variety of artisan and fabricator spaces. If they go away, converted to 2 story residential, there won't be manufacturing spaces anymore. Concern about losing these spaces. Not sure how to address this.
- People being steamrolled by Rio Nuevo. Neighborhood Plan that Rio Nuevo has ignored. Have attempted to contact zoning examiner and there has been no response. Biggest issue: 2 story height restriction. This has not been acknowledged by the zoning examiner. Being told that the 2 story height restriction isn't there, and that the neighborhood plan isn't important.
- City clerk is getting numerous calls/emails. People in neighborhoods aren't getting responses. Examiners report, protection of historic structures. Any constructor can go "lone wolf" because they can change zoning.
- Council needs to hear each neighborhood on a separate night instead of just having one meeting
- Why haven't we been allowed to see the updates to the plan? We need sufficient study time.
- Seems like the plan is getting rushed through so that redevelopment on Broadway can take place when construction on Broadway completed. It serves the people trying to get it passed, not the rest of us. Missed opportunity to do more with mixed-use development, affordable housing, and sustainability.
- Most concerned about affordable housing. Most concerned about very large buildings being built by an area that doesn't have large buildings. There are huge buildings being proposed. Gentrification and affordable housing are the issues that are not being addressed.
- The neighborhood should have input, but also Tucson as a whole needs to flourish and grow. We need to bring money and growth to Tucson. Don't want to see neighborhoods gang up on what might be best for the city. Balance of growth of needs of city and residents that are already here. Wants to see modern buildings. More integration of architecture. Wants to see a balanced plan. We need to allow density along this corridor.
- Prioritize environment, affordable housing number two concern. 16 stories would block view and create a different environment. Would like to maintain development where people still get to know each other. Affordable housing with a high standard.
- Heights to be maintained within 75 ft.
- Concern that the area is not amenable to student housing.

# DOCUMENTATION- REPORT OUTS

## Dialogue Circle #1

**Round four:** What is one thing that you want to make sure Mayor and Council consider in making a decision about the proposed Urban Overlay District plan?

1 Respect neighborhood needs and consider whether we need an overlay or not (1 vote)

2 Consider if enough time has been spent to gather enough information to make an informed decision about the overlay plan contents (5 votes)

3 There needs to be more time to consider the plan--people do not know what is in it. Example: two churches and one synagogues included in the plan--do the zoning examiners and Rio Nuevo know about these being included in the plan? (4 votes)

4 There are only a small amount of people in the neighborhoods that know what is going on--there should be more effort put into letting everyone who is affected, and most affected, know about what is going on. (5 votes)

5 How can the city use this overlay to come anywhere close to making neighborhoods whole again? (1 vote)

6 City Council should enact a well-balanced plan. Do not want neighborhoods to dictate plans solely or have veto power over projects--projects needs to go through a review board. The city as a whole should be considered as a part of this plan. (1 vote)

**Round five:** What are the top two considerations that the group would like Mayor and Council to keep in mind when making their decision? Craft recommendation of the top two

1. 1 vote
2. 5 votes
3. 4 votes
4. 5 votes
5. 1 vote
6. 1 vote

### Top Two Recommendations

There are only a small amount of people in the neighborhoods that know what is going on--there should be more effort put into letting everyone who is affected, and most affected, know about what is going on. XXXXX

Consider if enough time has been spent to gather enough information to make an informed decision about the overlay plan contents--people do not know what is in it and not enough consideration time has been allowed. Example: two churches and one synagogues included in the plan--do the zoning examiners and Rio Nuevo know about these being included in the plan? XXXXX

# DOCUMENTATION- REPORT OUTS

## Dialogue Circle #2

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**Round three:** What are your concerns with the Urban Overlay District plan and in what ways could those concerns be addressed?

- How does this interface and what does the City of Tucson plan for limiting population density. Resources, both energy and water. What the desert can support both now and in 100 years? Is there a detailed statement or plan from the City that answers these questions? I have no answers about the population density. I understand what we're talking about it moving people closer to the urban core of downtown, the people who work downtown. I think it also includes unlimited population growth in the urban core. I'm concerned about limiting development in the urban core.
- It doesn't really do anything. It allows some structures to get change of use. Some vacant parcels and the area behind OfficeMax to make some changes. Because of restrictions, you can't do anything to historical buildings. While you have a lot of stuff on Broadway, you don't get this from the overlay district. While the goals are stated, once you look at the plan, these goals are not achieved. There are 120 structures that have to be maintained in their historical status and these goals can't be achieved. Get rid of historical protections. One of the requirements = Allow for parking to be behind the building or 600 feet into the neighborhood.
- There is a lack of specificity of what is specifically going to be built. There is some agreement that it's good to have a plan. With the acknowledgement that several properties can't be touched, how many sites would be available and what size (total acreage) that could be denser and not have historical building impediments?
- Were there conversations with the neighborhoods from the beginning (2017)?
- Re: affordable housing. Having housing in the area to make it walkable and mixed use. If that's the plan, I have concerns that the housing hasn't been well looked at. 15% of 16 stories is a token amount for affordable housing.
- 2017 we were talking about what it would look like to widen Broadway. Ward V was told would be left alone. It's been about a year since discussion with Barrio San Antonio. Re density: how dense? We're building density for people who don't live here. They will be taking a lot of space in the vicinity of a small historic neighborhood. It feels threatening. The neighborhood association is working together to see where the benefit is to accept an overlay that can't have benefit until it goes to 16 stories. There are no affordability funds. Developers won't provide affordable housing without subsidy. Don't know how accessible it will be to our neighbors because it will surround. Would like for it to stand out in the overlay. What is going to be permitted on the southside.



# DOCUMENTATION- REPORT OUTS

## Dialogue Circle #2

**Round four:** What is one thing that you want to make sure Mayor and Council consider in making a decision about the proposed Urban Overlay District plan?

1. The importance of providing the kind of housing to make this mixed use/mixed income development work in a way that becomes part of the community - not separate from the community. (4 votes)
2. Make sure before they approve any overlay that they have a real commitment to affordability, maximum green practices in the buildings to face long-term drought, and clarify to us the benefits to the neighborhood which have not been ever addressed. (3 votes)
3. Sustainability for future generations. Maintain quality of life for current residents and future generations. (2 votes)
4. Agree with others. In the overlay district, restrictions make all the goals unachievable. Maintaining historical structures doesn't support achieving the goals. Put some density out on major Broadway. (3 votes)
5. It's very important that the overlay achieves balance. (0 votes)
6. What is the vision of the City for transit? Will the City provide additional funds for transit to come through Broadway? Maybe the street car. Is there a master plan for transit to address parking issues? (0 votes)
7. Housing. (2 votes)
8. Activation of commercial spaces. (1 vote)

**Round five:** What are the top two considerations that the group would like Mayor and Council to keep in mind when making their decision? Craft recommendation of the top two

1. 4 votes
2. 3 votes
3. 2 votes
4. 3 votes
5. 0 votes
6. 0 votes
7. 2 votes
8. 1 vote

### Top Two Recommendations

The importance of providing the kind of housing to make this mixed use/mixed income development work in a way that becomes part of the community - not separate from the community. XXXX

Make sure before they approve any overlay that they have a real commitment to affordability, maximum green practices in the buildings to face long-term drought, and clarify to us the benefits to the neighborhood which have not been ever addressed. XXX

# RECOMMENDATION

## Top Recommendations to Consider

There are only a small amount of people in the neighborhoods that know what is going on--there should be more effort put into letting everyone who is affected, and most affected, know about what is going on.

Consider if enough time has been spent to gather enough information to make an informed decision about the overlay plan contents--people do not know what is in it and not enough consideration time has been allowed. Example: two churches and one synagogues included in the plan--do the zoning examiners and Rio Nuevo know about these being included in the plan?

## Top Recommendations to Consider

The importance of providing the kind of housing to make this mixed use/mixed income development work in a way that becomes part of the community - not separate from the community.

Make sure before they approve any overlay that they have a real commitment to affordability, maximum green practices in the buildings to face long-term drought, and clarify to us the benefits to the neighborhood which have not been ever addressed.

### Center for Community Dialogue & Training Recommendations

- Follow up and dialogue with Barrio San Antonio.
- Future facilitated dialogue for all City widening projects from the beginning to build and foster trust within community.
- Request support from CCDT to act as bridge between constituents and project oversight teams/City as related to facilitation and dialogue
- All documentation to be shared with constituents.
- Meetings with open dialogue prior to structured conversations
- Access to resources and support for meeting attendance along with continued repetition of where to access project documents for constituents to read on their own time in preparation for meetings.

\*\*Note: there were no surveys completed during the meeting, therefore evaluative and demographic data not available.