

Sunshine Mile Overlay & Placemaking

MAY 2019

The Rio Nuevo District is working with Project for Public Spaces, Tucson neighborhoods and many other stakeholders to enhance the Sunshine Mile to create a vibrant, walkable, unique destination for the Tucson community.



What is Placemaking?

A collaborative process that brings people together to create the great public spaces at the heart of their communities.

It results in vibrant public spaces that contribute to people's health, happiness, safety and well-being.



What is Overlay Zoning?

- Overlay zoning is a special zoning district placed over the existing zoning
- This special zoning allows for development flexibility and site specific solutions to redevelopment
- Developers can choose to use the underlying or the overlay zone

Purpose of the Overlay Zone

- To encourage the revitalization of the Sunshine Mile in a way that supports the creation of urban neighborhoods that are pedestrian and transit-oriented
- To ensure economic viability of both existing and new businesses
- To encourage appropriate redevelopment and address barriers to development
- To preserve historic buildings and blocks
- To create a vibrant neighborhood that is both a local and regional destination

Why?

Improved Mobility And Pedestrian Safety



Historic Character



Broadway character: vacant properties, parking, historic character, improved mobility and pedestrian safety

Placemaking

- Landscape guidelines
- Public spaces
- Sidewalk streetscape
- Setbacks
- Shade/tree canopies
- Alleys and alley access to commercial

Building Character

- Land uses
- New development
- Building height
- Building density
- Protect & enhance historic character
- Design: facades, windows, entrances, ground floors, architectural details

Mobility

- Walkability & bikeability
- Shared parking
- Parking lot design
- Access management: limiting or consolidating curb cuts
- Multi-modal transit access
- Services access and waste management

What Has Been Done So Far?

- Placemaking Vision Plan for Broadway 2018
- Broadway Coalition 2012-2017
- Plan Tucson 2013



Sub-areas Along the Sunshine Mile



Attractions & Destinations on the Sunshine Mile



The Welcome Diner



Miles Exploratory Learning Center



The Bungalow Block

FROM EUCLID AVE TO CAMPBELL AVE



Broadway Boulevard "Power of ten" map

Attractions & Destinations on the Sunshine Mile



FROM CAMPBELL AVE. TO COUNTRY CLUB AVE.



Historic Broadway Blocks



Historic Bungalow Block



Historic Bungalow Block



Historic Bungalow Block



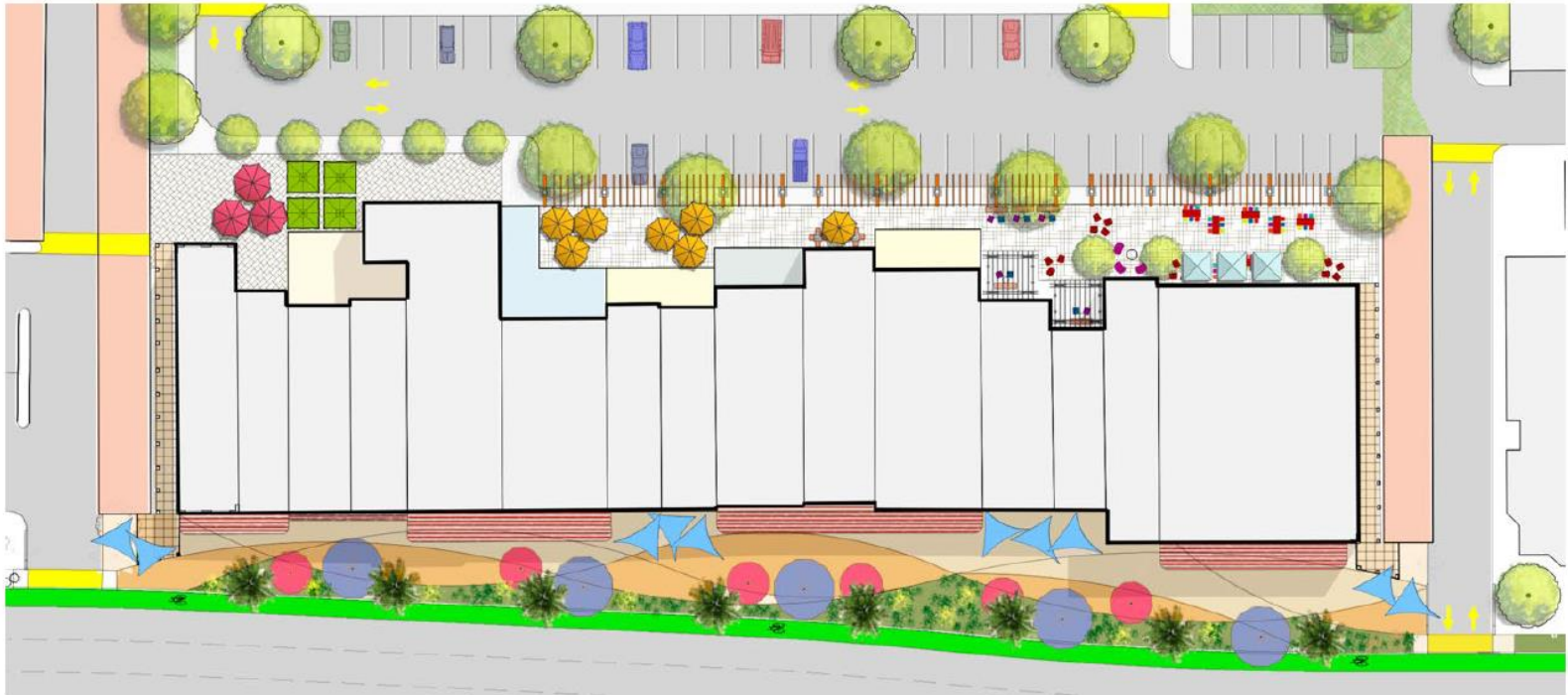
Inner Common Area



Historic Solot Plaza



Historic Solot Plaza



Historic Solot Plaza



Donut Hole Block



Donut Hole Block



Donut Hole Block



Donut Hole Courtyard



Precedents

- Walkable Southwestern Street
- Mid-Century Shopping Street
- New Mixed-Use Development
- Commercial Bungalows
- Arts District
- Public Space
- Maker Space

ART DISTRICTS
MIAMI, DENVER



PUBLIC SPACE



MAKING
TUCSON



MID-CENTURY SHOPPING STREET
PALM SPRINGS



COMMERCIAL BUNGALOWS



WALKABLE SOUTHWESTERN STREET
PALM SPRINGS



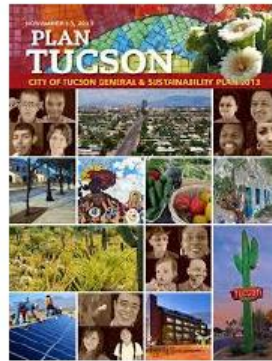
NEW MIXED-USE DEVELOPMENT
DENVER



MID-CENTURY PLAZA
UPTOWN PLAZA, PHOENIX



Plan Tucson



The Social
Environment



The Economic
Environment



The Natural
Environment



The Built
Environment



Social Environment

- A mix of well-maintained, energy-efficient housing options with multi-modal access to basic goods and services, recognizing the important role of homeownership to neighborhood stability.
- A stabilized local economy with opportunities for diversified economic growth supported by high-level, high-quality public infrastructure, facilities, and services.
- A safe community and secure neighborhoods.
- A community whose economic stability and sense of place reflects its commitment to arts and culture and its care for the natural environment.
- A community that is healthy physically, mentally, economically, and environmentally.
- A sustainable urban food system.
- An educated citizenry.
- Timely, accessible, and inclusive processes to actively engage a diverse community in City policy, program, and project planning.



Economic Environment

- An economy that supports existing businesses and attracts new businesses to increase employment opportunities, raise income levels, expand the tax base, and generate public and private investment leading to a high quality of life for the community.
- A local job market that provides opportunities for all Tucsonans to meet their basic needs and pursue career advancement, matched with a well-educated, well-qualified workforce that is able to meet the dynamic needs of businesses and employers.
- A sustained increase in household income and wages, and a sustained reduction in the poverty rate, especially for Tucson's children, seniors, and disabled residents.
- A sustainable and diversified economy that maximizes Tucson's strategic location and balances traditional import and export of resources with locally supplied goods and services to meet local demand.
- A community whose vibrant economy and quality of life benefits residents and attracts visitors.



Natural Environment

- A reputation as a national leader in the development and use of locally renewable energy technologies, water conservation, waste diversion and recovery, and other emerging environmentally-sensitive industries.
- A reduction in the community's carbon footprint, and greater energy independence.
- A community that is resilient and adaptive to climate change.
- Abundant and appropriate use of native plants and trees.
- A network of healthy, natural open space managed for multiple benefits.
- A secure, high quality, reliable, long-term supply of water for humans and the natural environment.
- A comfortable, attractive, and pollution-free environment.
- Sound, efficient, ecological policies and practices in government and in the private sector.



Built Environment

- Well-maintained public facilities and infrastructure that support coordinated cost-effective service delivery for current and future residents.
- A community that respects and integrates historic resources into the built environment and uses them for the advancement of multiple community goals.
- Strategic public and private investments for long-term economic, social, and environmental sustainability.
- An urban form that conserves natural resources, improves and builds on existing public infrastructure and facilities, and provides an interconnected multi-modal transportation system to enhance the mobility of people and goods.

Next Steps



For the latest information please contact Rio Nuevo (520) 623-7336.

