

July 10, 2020

Dear Neighbor:

Please join us for a virtual neighborhood meeting to learn about the proposed Sunshine Mile Overlay District, which aims to foster mixed-use development with affordable housing, vibrant retail and local destinations in a walkable and transit-oriented environment.

As you are aware, road construction along Broadway Boulevard started earlier this year. The Broadway: Euclid to Country Club Improvement Project will have significant impacts on properties along and near the Broadway corridor, especially on the north side of Broadway Boulevard where expansions of the right-of-way were needed to accommodate the planned improvements. The expanded roadway reduced the depth and size of many parcels, thereby creating properties that would be difficult to develop under current zoning regulations.

Over the last year, Rio Nuevo, in cooperation with the City of Tucson, engaged community members in a conversation to develop a vision for future development along the Sunshine Mile (Broadway Blvd. between Euclid Ave. and Country Club Rd; see the enclosed map showing the district boundaries). Based on community input received at these meetings, Rio Nuevo has developed a proposal for an optional Overlay Zone, which could be used for properties on and surrounding this stretch of Broadway. This overlay, which is being called the Sunshine Mile District or "SMD", recognizes the distinct development characteristics along the Sunshine Mile, supports the community's vision for mixed-use development as well as adaptive reuse of historic properties, encourages land uses that foster economic development and enhances the character of the Sunshine Mile. Owners of property within the SMD may choose to develop their property in conformance with the existing underlying zoning or utilize the SMD's flexible, mixed-use standards, which also require that certain design criteria be met. You can review an overview of the proposal at <https://rionuevo.org/project/sunshine-mile-2/>

Because you own property and/or represent a neighborhood association within or near the SMD, we invite you to join us for one of two neighborhood meetings about the SMD Overlay Zone. We are providing two meeting opportunities on different days and at different times to better accommodate schedules. Each meeting will include the same presentation about the SMD proposal from the project team, a review of the City's zoning process and plenty of time reserved for questions. (*See Virtual Meeting Information & Instructions on reverse.*)

The City will directly send you separate notices for any future public hearings. If you would like to personally speak with City staff regarding this matter, please contact Daniel Bursuck at [daniel.bursuck@tucsonaz.gov](mailto:daniel.bursuck@tucsonaz.gov) or (520) 837-4984.

## Virtual Meeting Information & Instructions

*Due to the impacts of the COVID-19 pandemic, the City has provided guidance for conducting public meetings remotely through technological means, as permitted under Arizona law.*

### Date & Time

**Option 1:** Monday, July 27, 2020 at 2:00 p.m.

Meeting Number: **146 580 3686** Password: **Sunshine**

**Option 2:** Monday, August 3, 2020 at 6:00 p.m.

Meeting Number: **146 807 4876** Password: **Mile**

### Location

WebEx Video/Telephone Conference

- Visit [www.webex.com](http://www.webex.com) and click **Join** in the top right corner of the screen.
- Enter the Meeting Number (*see meeting Options, above*) where it asks for meeting information & press **Enter**.
- Your web browser may prompt you to add (or download) the WebEx application. You may choose to run a temporary application instead by clicking on **Run Temporary Application**. Once you do that, you should see a button pop up to **Join Event**.
- Please enter your first name, last name, email address and the password (*see meeting Options, above*) and click **Join Now**.
- If you prefer to call-in and listen to the presentation (audio only), dial **+1-844-621-3956** at the time of the meeting. The Access Code is the Meeting Number (*see meeting Options, above*).

We look forward to having you join us. If you have any questions before the meeting, or if you cannot attend the meeting and would like to discuss the Project, please contact a member of the Sunshine Mile Project Team:

- Michael Becherer: **(520) 326-3700** or via email at [mbecherer@swaimaia.com](mailto:mbecherer@swaimaia.com)
- Robin Large & Keri Silvyn: **(520) 207-4464** or via email at [RLarge@LSLawAZ.com](mailto:RLarge@LSLawAZ.com).

Comments and questions may also be mailed to Lazarus & Silvyn at 5983 E. Grant Rd., Ste. 290, Tucson, AZ 85712.

Sincerely,  
The SMD Project Team