ASKING A QUESTION - COMPUTER

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

Step # 1b:
Click on the arrow to the left of the Q & A panel.
ASKING A QUESTION - COMPUTER

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

Step # 3
Once question is complete, hit “Send”.

Select a panelist in the Ask menu first and then type your question.
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”.
EXISTING ZONING
HOW WE STARTED

• Place Making – Project for Public Spaces Public Engagement
• Examination of existing plans
  • Imagine Greater Tucson
  • Adjacent Neighborhood Plans
  • Plan Tucson / Tucson General Plan

HOW WE CONTINUE........

• Tucson Complete Streets Policy
• Prop 407 – Parks and Connections Bond
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
  • 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
  o Preserve historic resources in Bungalow & Mid-Century
  o 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
SUNSHINE MILE DISTRICT (SMD)

Alternative to existing zoning that promotes revitalization:

- Reduced/shared parking
- Simplify change of use
- Multi-modal transportation
- Mixed-use development
- Affordable/workforce housing incentives
- Increase residential density near Broadway
- Historic preservation requirements
- Design review process
PROPOSED SUNSHINE MILE DISTRICT

KEY
- GATEWAY
- BUNGALOW
- CAMPBELL
- MID-CENTURY

THE SUNSHINE MILE

EUCLID PARK
CHERRY
CAMPBELL
PLUMER
TUCSON
TREAT
COUNTRY CLUB

GATEWAY
BUNGALOW
CAMPBELL
MID-CENTURY
RIO NUEVO & FEDERAL OPPORTUNITY ZONE
HISTORIC PRESERVATION
PROPOSED SUNSHINE MILE DISTRICT
KEY ELEMENTS OF SMD

Adaptive Reuse: use of existing buildings on challenging sites

Streetscape Design: active, pedestrian-friendly ground floors

Open Space: places for people to gather, rest & enjoy

Pedestrian Connectivity: connecting to alleys & neighborhoods

Landscaping: native, drought-resistant plants

Architecture: building facades, materials & architectural elements

Environmentally Conscious Design Practices: adaptive reuse, provision of shade, use of solar panels & energy-efficient design

Parking/Multi-Modal: shared parking, car share, ride hail, bike share & other modes
KEY ELEMENTS OF SMD

Development Standards: building height, lot coverage, open space, setbacks & density by district

Affordable Housing: projects that include affordable housing with below-market rents qualify for additional density

• Working on the details: criteria appropriate to Tucson/bonus structure

• Goal is to ensure incentive works

Mobility Hubs: projects that include hubs for bike/car/scooter share, electric vehicle charging, transit amenities & other features can utilize additional density & height
KEY ELEMENTS OF SMD

Historic Preservation: the SMD promotes preservation of its many historic resources.

• Projects within Bungalow & Mid-Century Subdistricts may not utilize the SMD regulations if it causes any contributing properties to lose historic status.

• Projects that incorporate or are adjacent to a historic property will be reviewed to ensure they are in conformance with the U.S. Secretary of Interior’s Standards for Treatment of Historic Buildings.
GATEWAY SUBDISTRICT

- Promotes higher density
- Encourages continued use of Park Ave as a bike corridor
- Allows residential uses in industrial zones
- Establishes 2 subareas with unique development characteristics
BUNGALOW SUBDISTRICT

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

KEY

BUNGALOW SUB-DISTRICT
CAMPBELL SUBDISTRICT

• Promotes higher density
• Supports mixed-use & live/work developments
• Allows residential uses in industrial zones
• Encourages adaptive reuse
• Establishes 2 subareas with unique development characteristics
MID-CENTURY SUBDISTRICT

- Maintains historic mid-century character
- Protects contributing properties
- Supports adaptive reuse
- Reduces parking requirements
- Encourages alternate forms of transportation
ECONOMIC INCENTIVES

• Rio Nuevo incentives
• Federal Opportunity Zone
• Possible expansion of the Central Business District (to Cherry Ave or farther east)
• Impact fee discussion
DESIGN REVIEW PROCESS

Design Review to ensure projects meet all design standards

• City Design Professional

• Design Review Board 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
PROCESS FOR ESTABLISHING THE SMD

- March 2019: UOD initiated by Mayor & Council
- April 2019: UOD drafts reviewed by City staff
- June 2020: Draft #3 to stakeholders for review
- July/August 2020: Required public meeting (two meeting options)
- 3rd Quarter 2020: Zoning Examiner public hearing
- 4th Quarter 2020: Mayor & Council consideration