



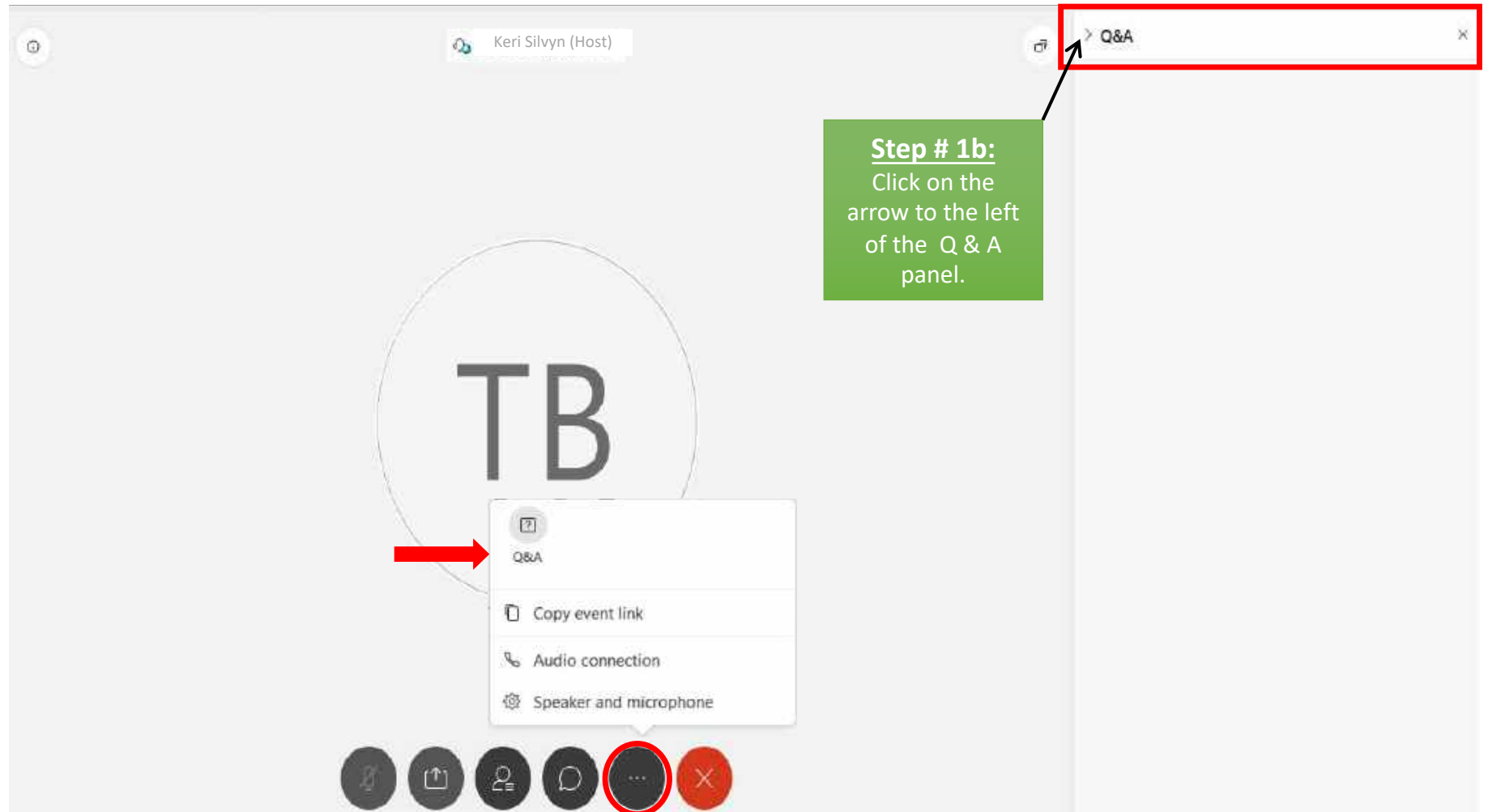


PROJECT TEAM





ASKING A QUESTION - COMPUTER





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".

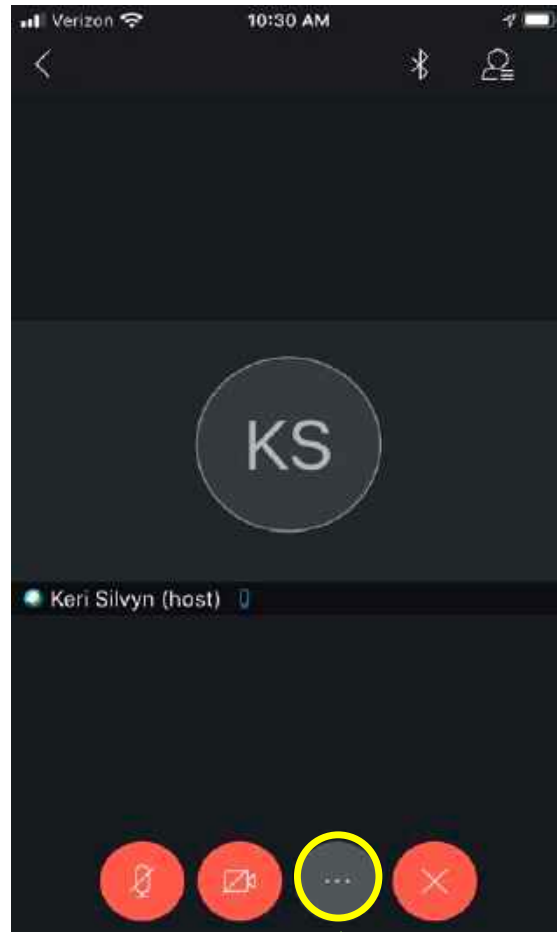
Ask: All Panelists

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

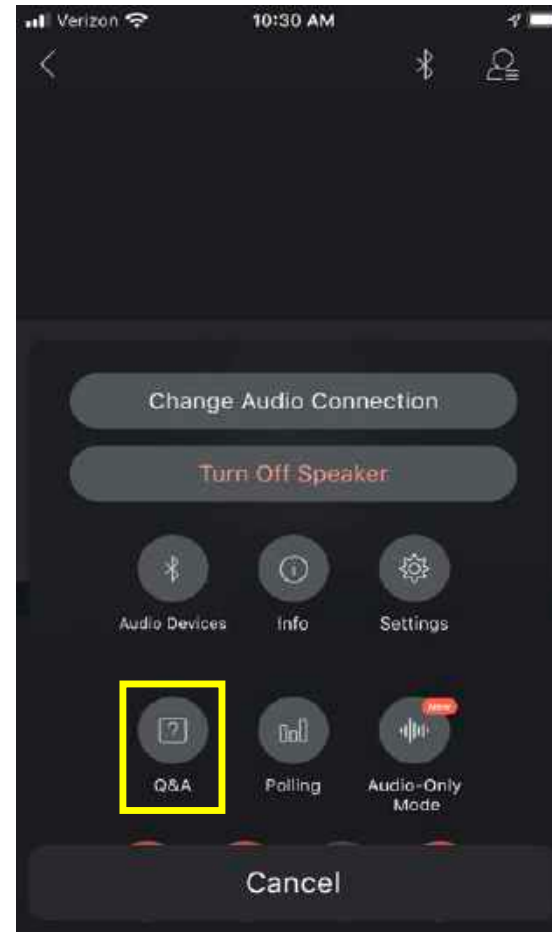
Send



ASKING A QUESTION - SMARTPHONE



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



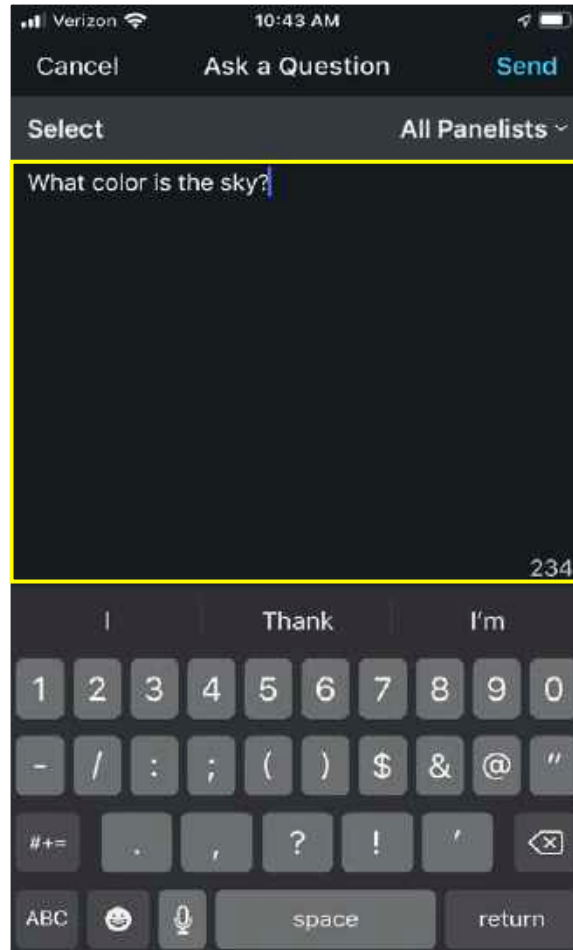
Step # 2:
Click on the Q & A icon.



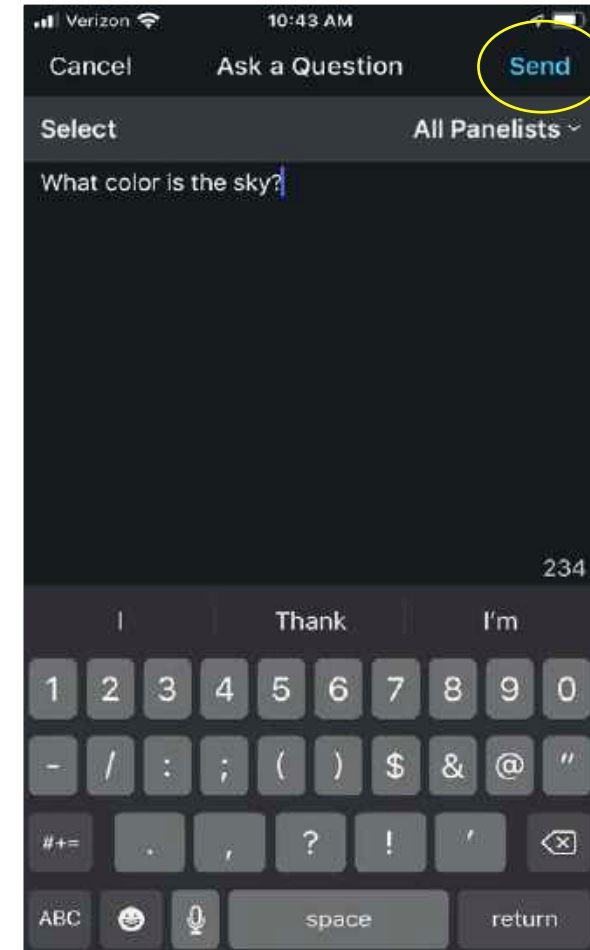
Step # 3:
Click on
"Ask a Question".



ASKING A QUESTION - SMARTPHONE



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











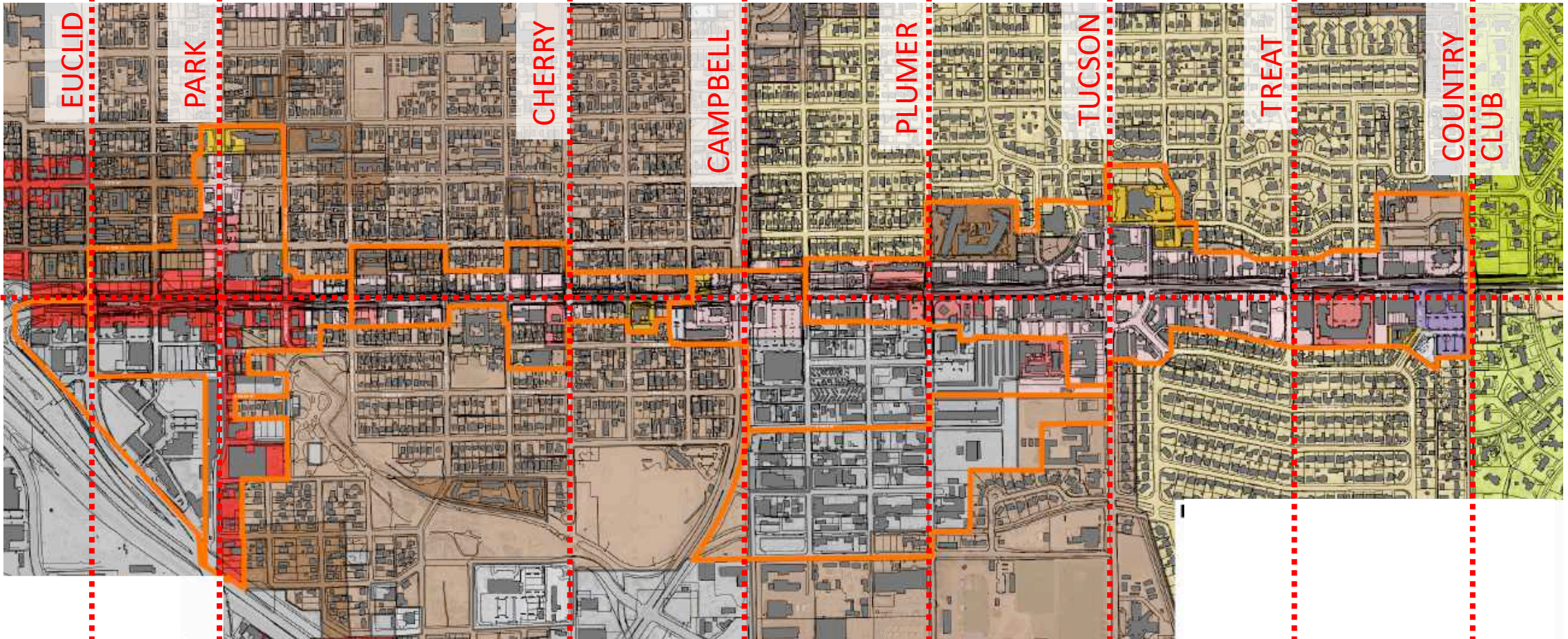
Step # 5:
When your question is complete, click
"Send".



EXISTING ZONING

KEY

			COMMERCIAL ZONES
			RESIDENTIAL ZONES
			INDUSTRIAL ZONES
			OFFICE ZONES





RIO NUEVO DISTRICT BOUNDARY

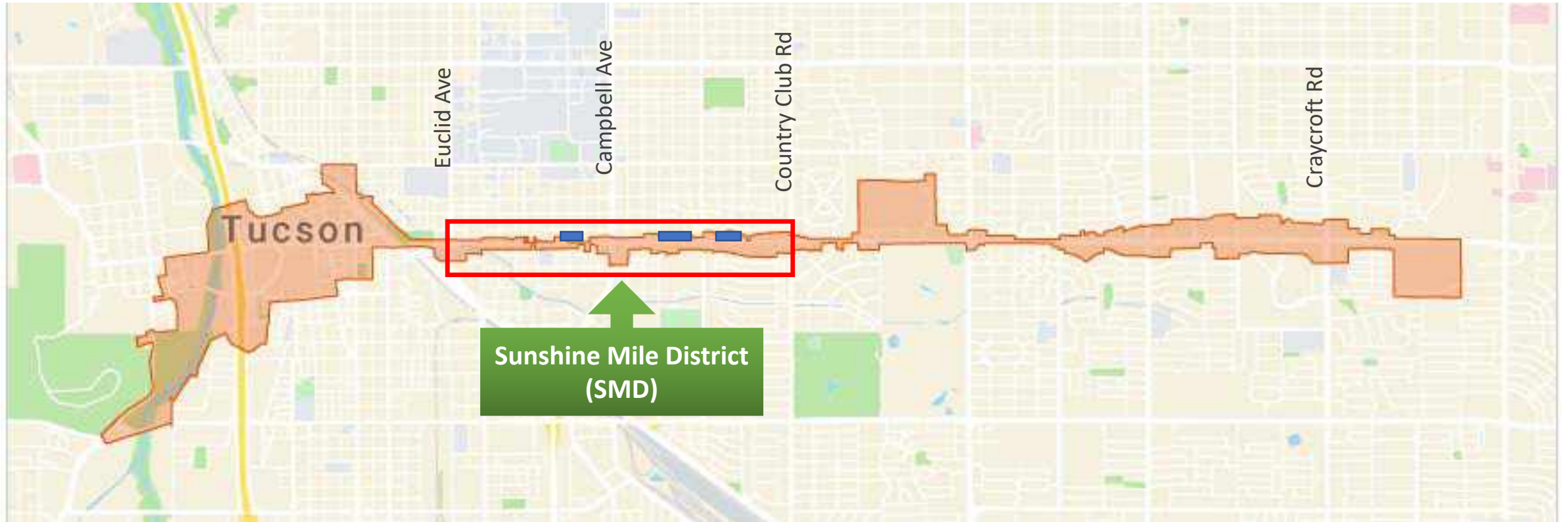
KEY



RIO NUEVO TIFF



RIO NUEVO PROPERTY





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
 - 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



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



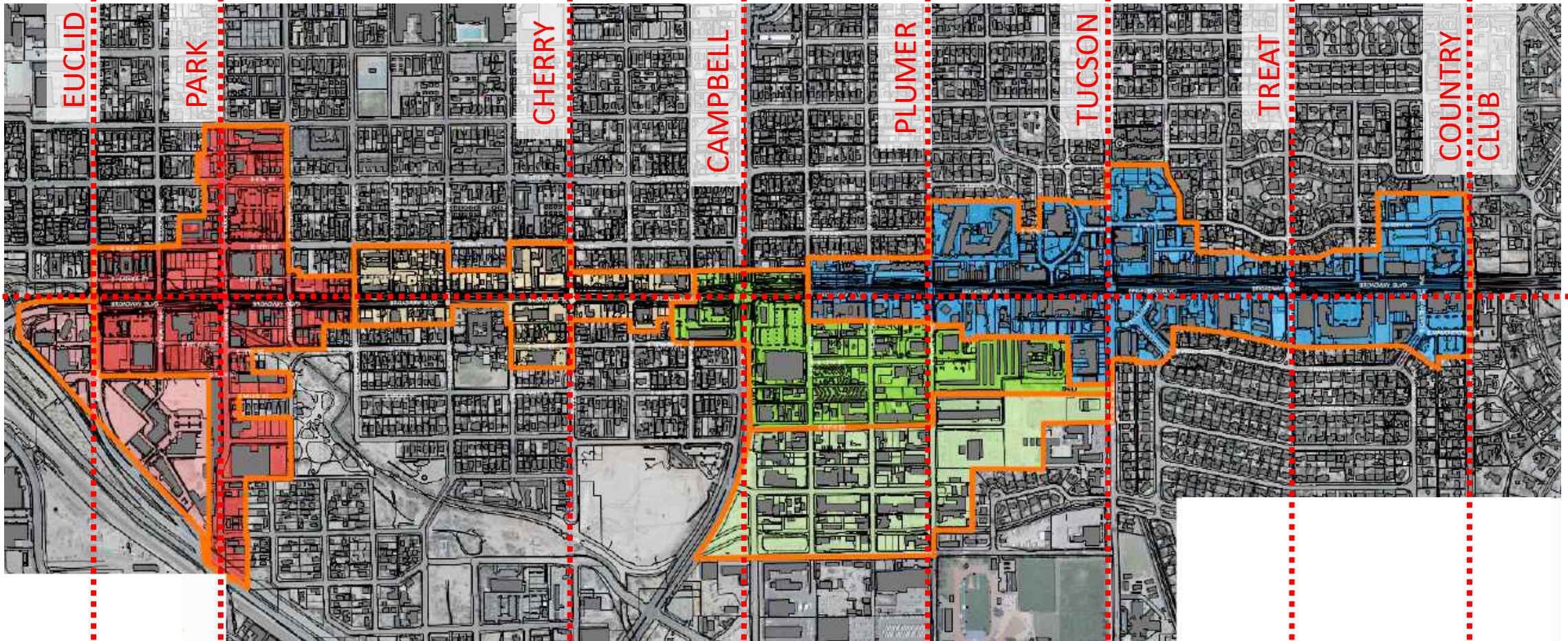
BUNGALOW



CAMPBELL





MID-CENTURY

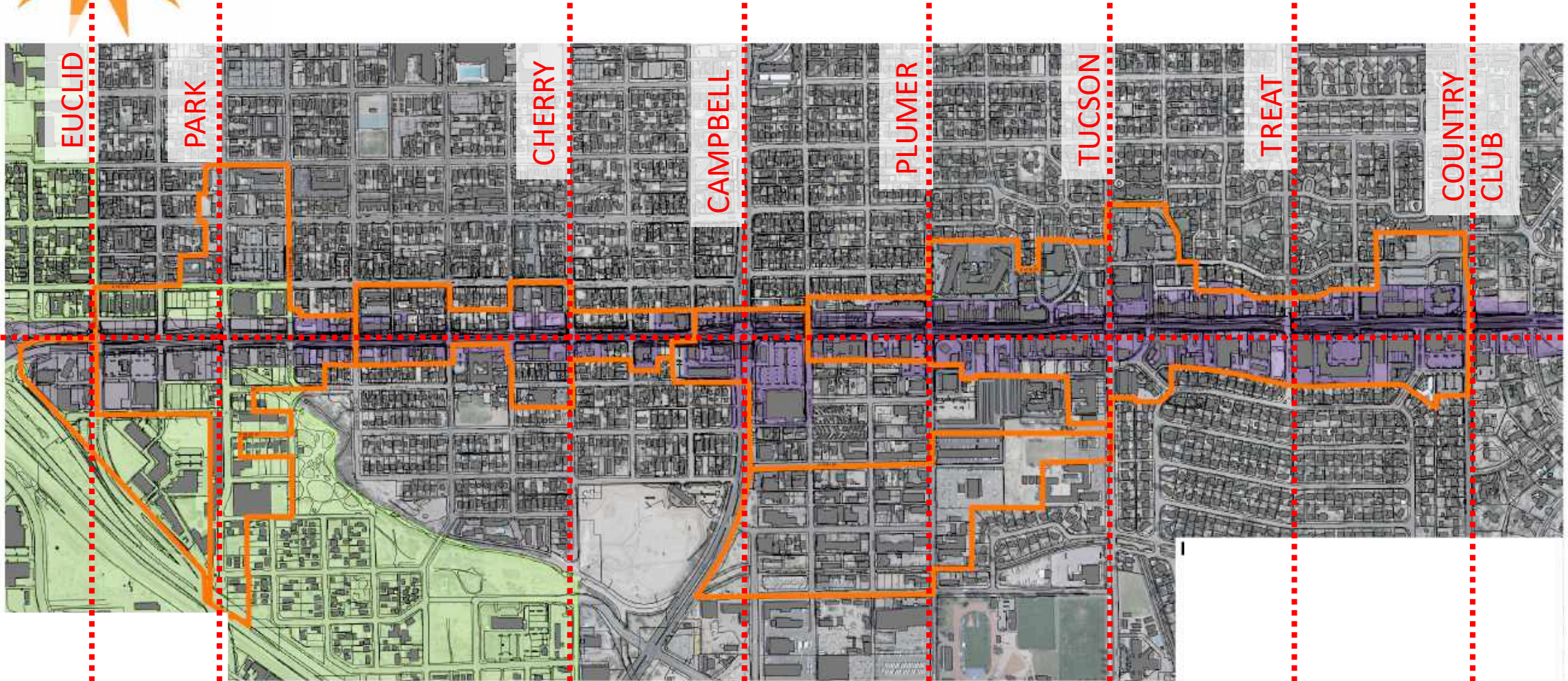




RIO NUEVO & FEDERAL OPPORTUNITY ZONE

KEY

-  RIO NUEVO TIFF
-  FED OPP ZONE



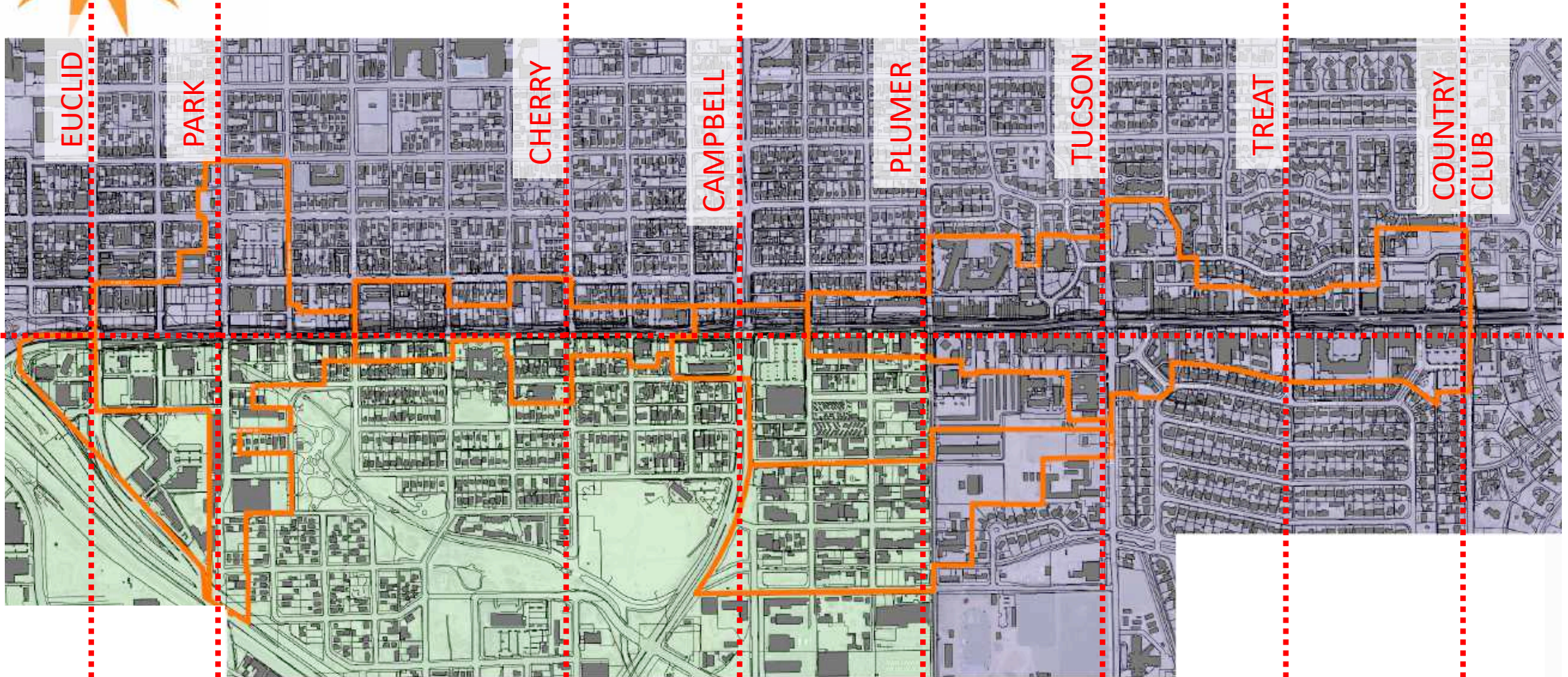


CITY OF TUCSON WARDS

KEY

 WARD 6

 WARD 5

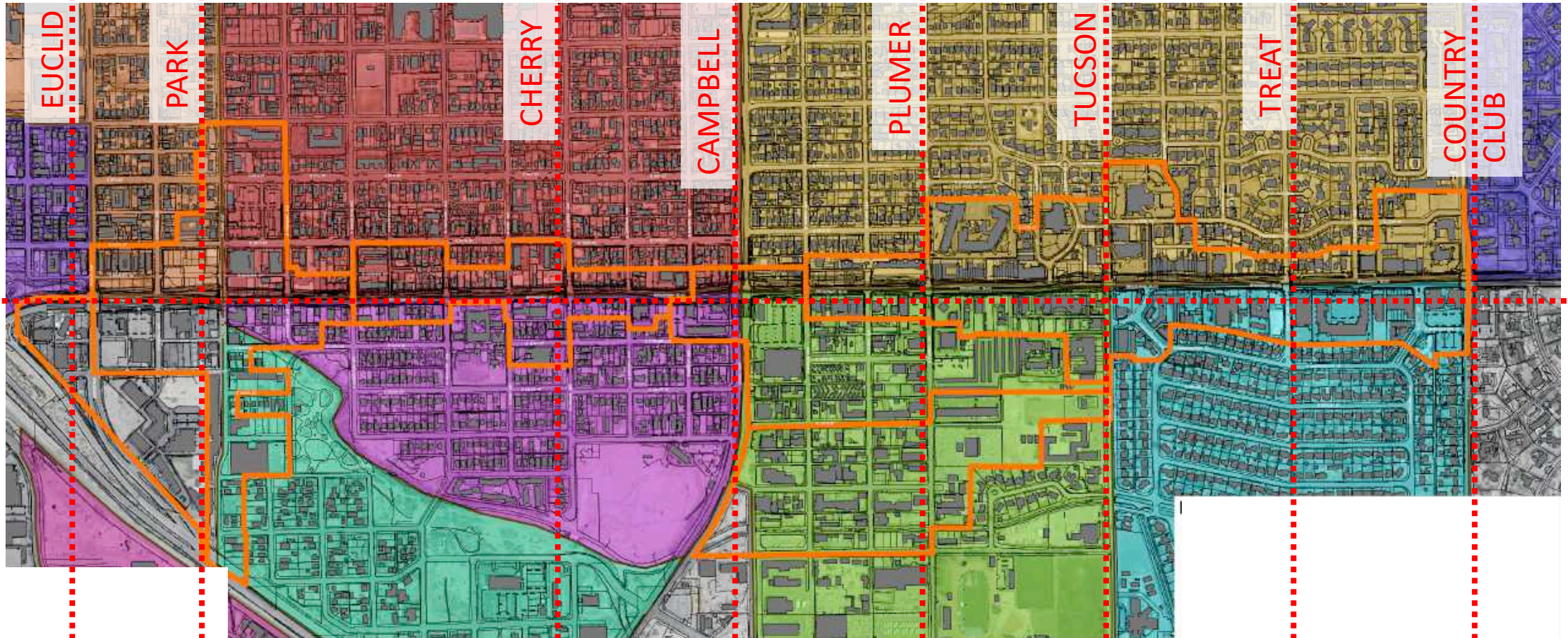




NEIGHBORHOOD ASSOCIATIONS

KEY

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

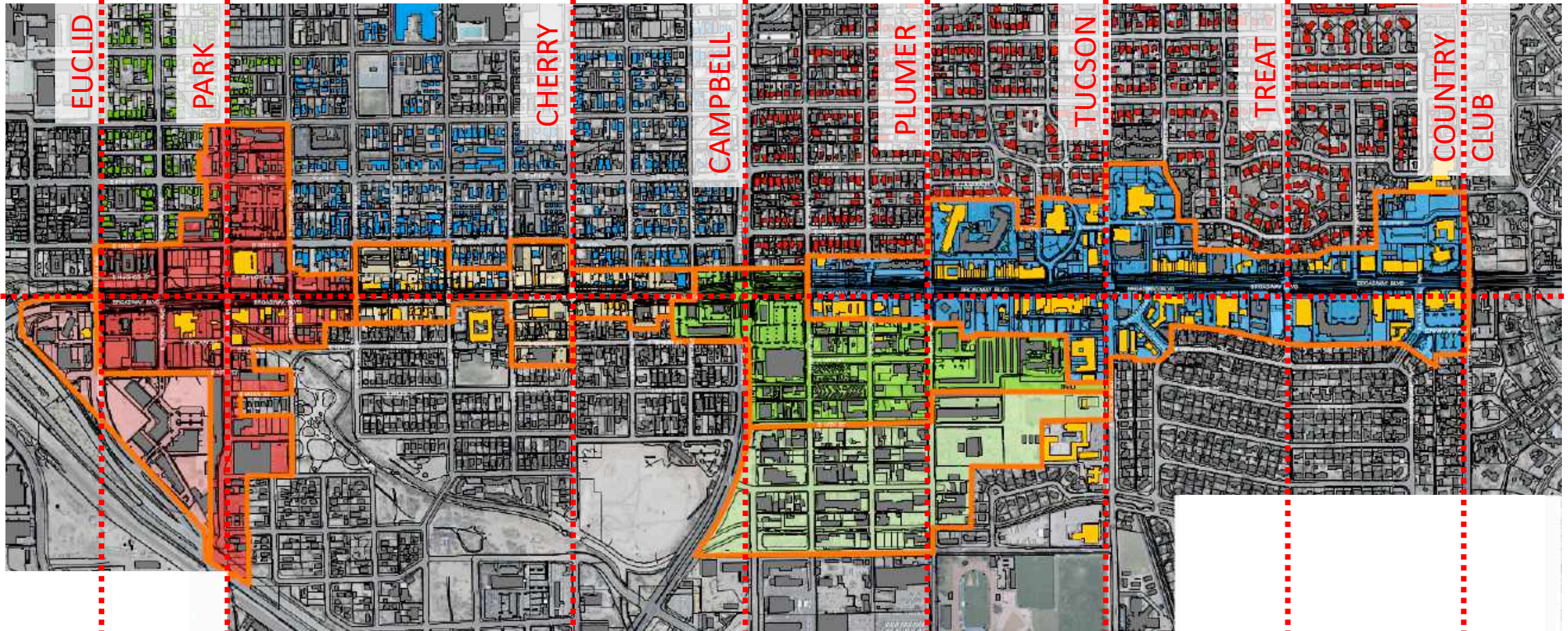




HISTORIC PRESERVATION

KEY

-  RINCON HEIGHTS
-  SAM HUGHES
-  PIE ALLEN
-  SUNSHINE MILE





PROPOSED SUNSHINE MILE DISTRICT

KEY



GATEWAY



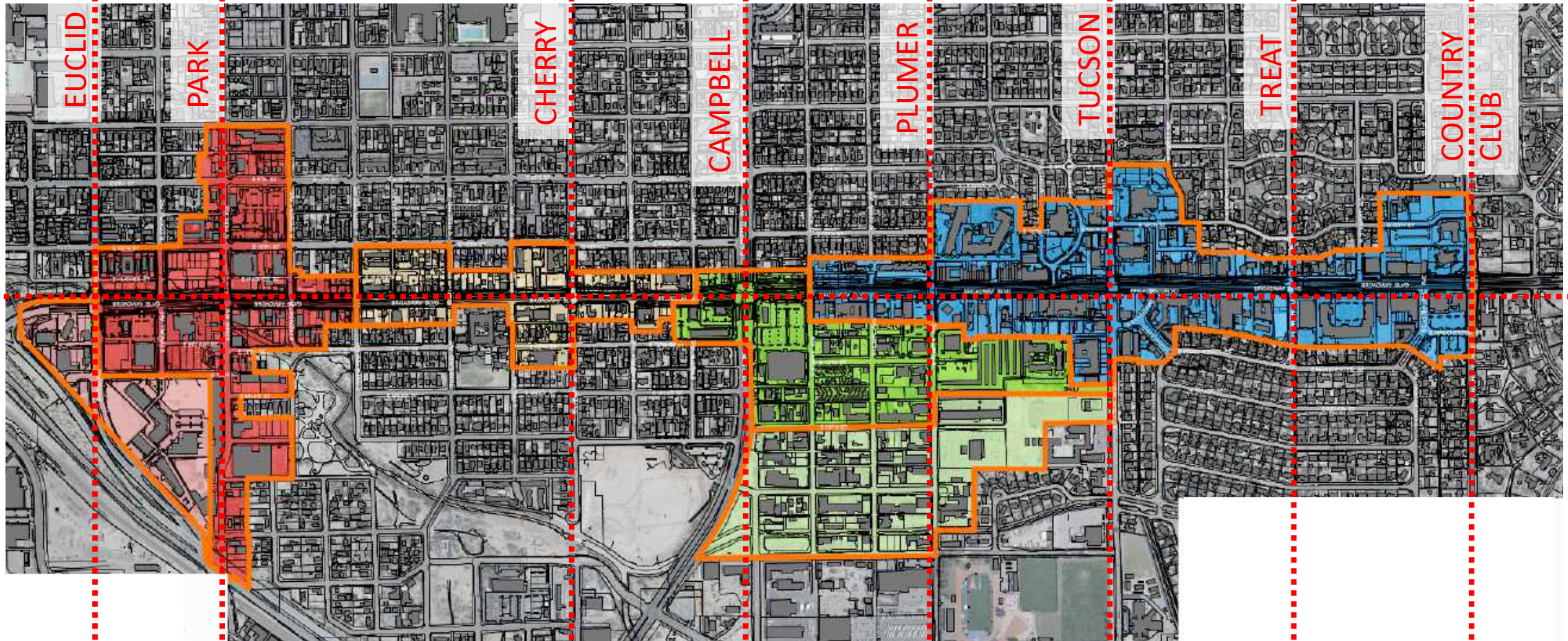
BUNGALOW



CAMPBELL



MID-CENTURY





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.

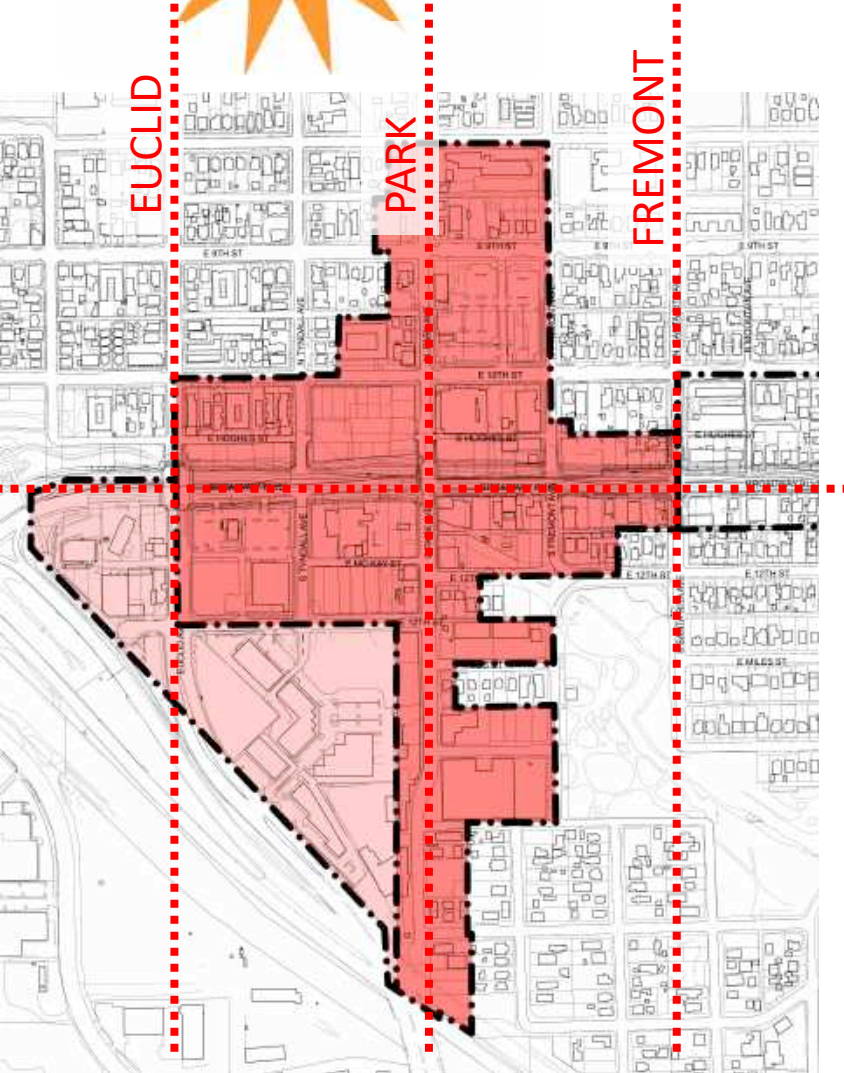
- Projects within Bungalow & Mid-Century Subdistricts may not utilize the SMD regulations if it causes any contributing properties to lose historic status.
- Projects that incorporate or are adjacent to a historic property will be reviewed to ensure they are in conformance with the U.S. Secretary of Interior's Standards for Treatment of Historic Buildings.



GATEWAY SUBDISTRICT

KEY

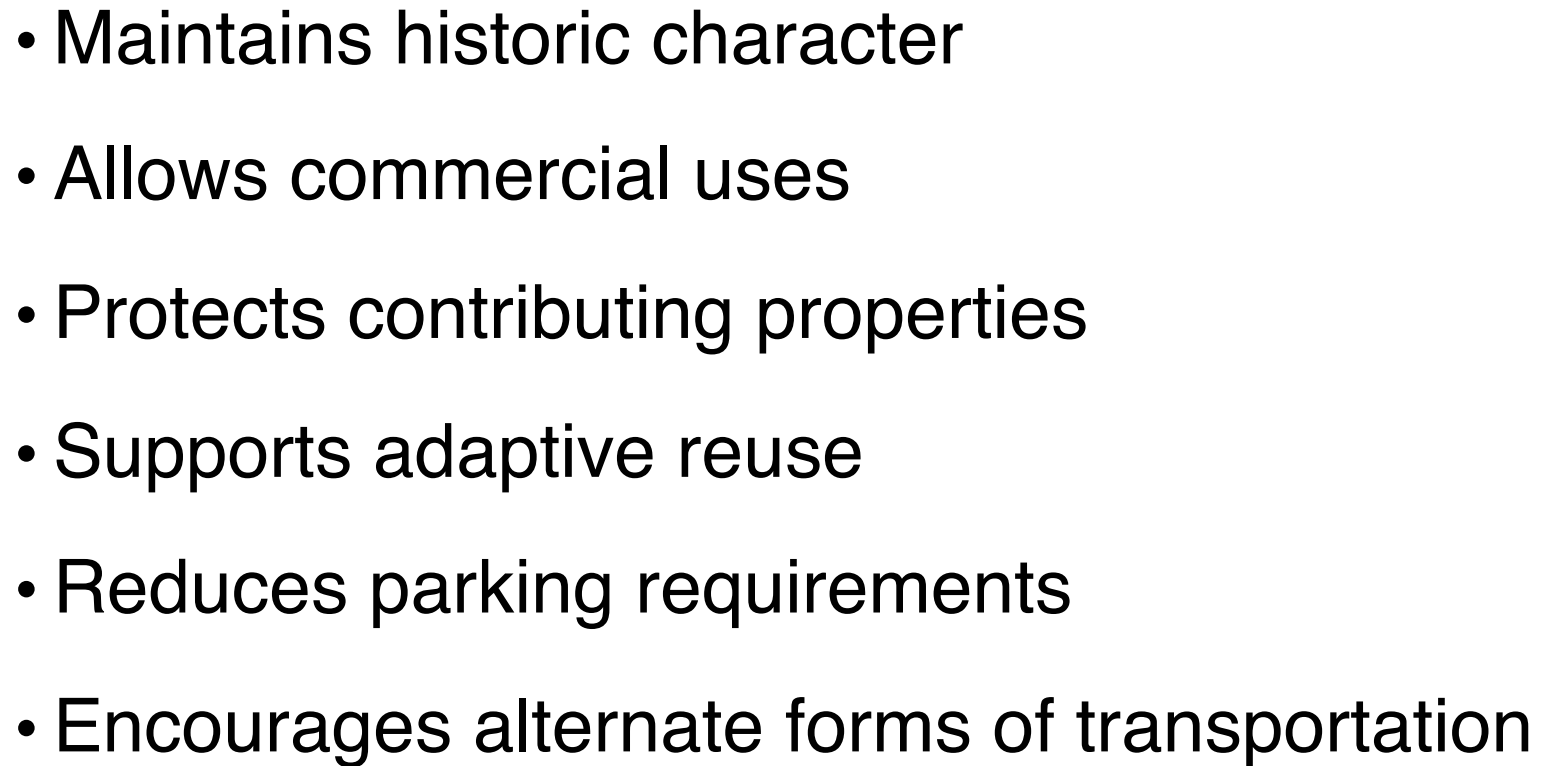
-  GATEWAY NORTH SUB-AREA
-  GATEWAY SOUTH SUB-AREA



- 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



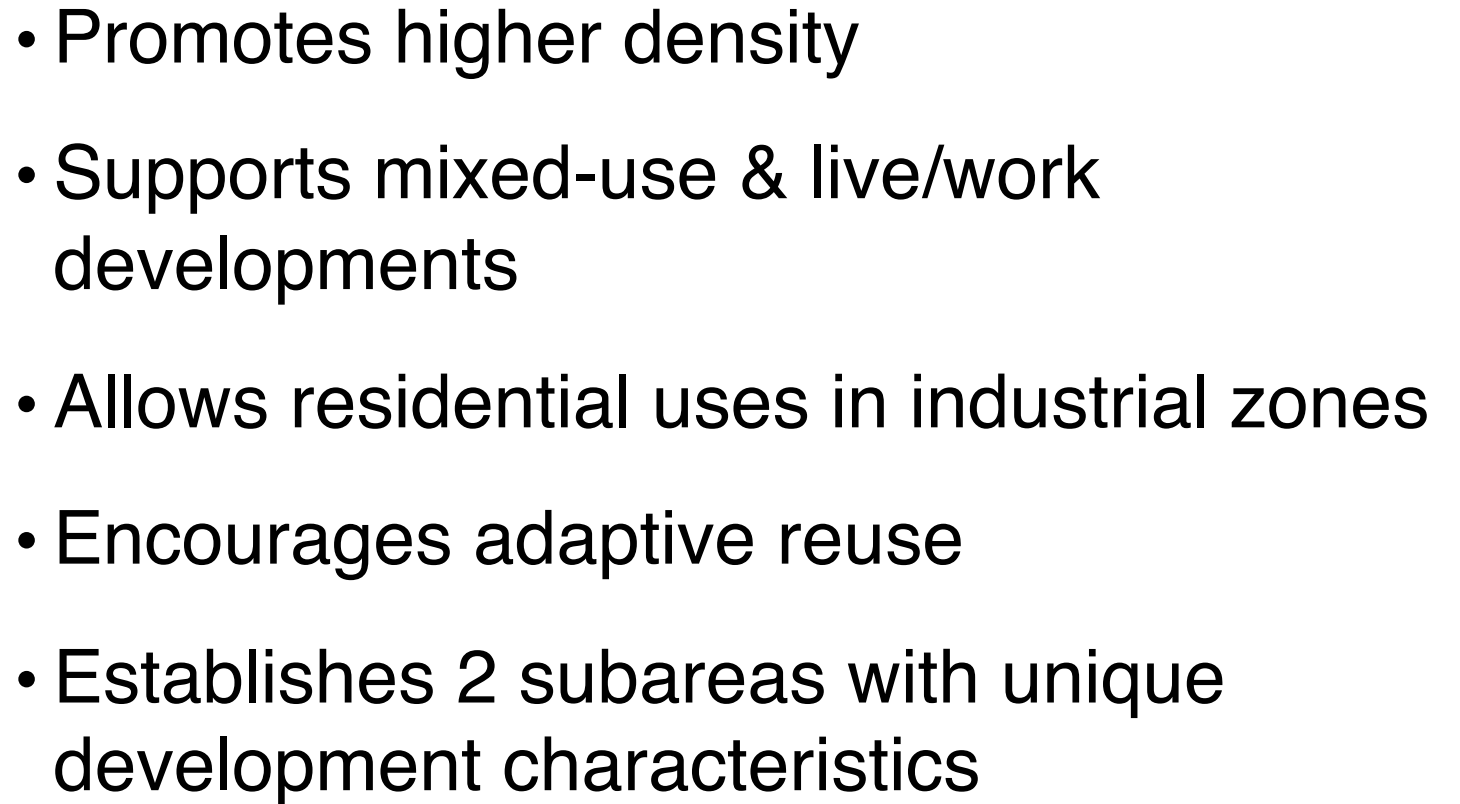
BUNGALOW SUB-DISTRICT





 CAMPBELL NORTH SUB-AREA

 KINO SOUTH SUB-AREA



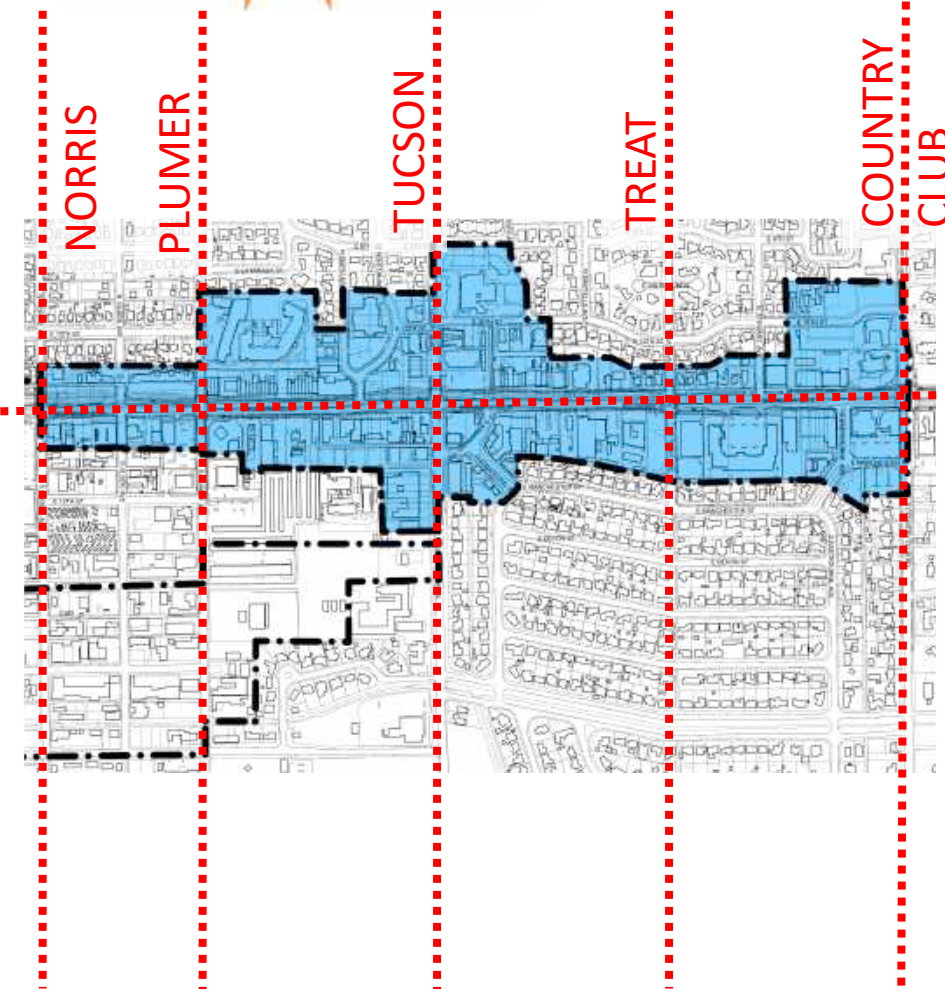


MID-CENTURY SUBDISTRICT

KEY



MID-CENTURY SUB-DISTRICT



- 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



QUESTIONS

KEY



GATEWAY



BUNGALOW



CAMPBELL



MID-CENTURY

