



PROJECT TEAM







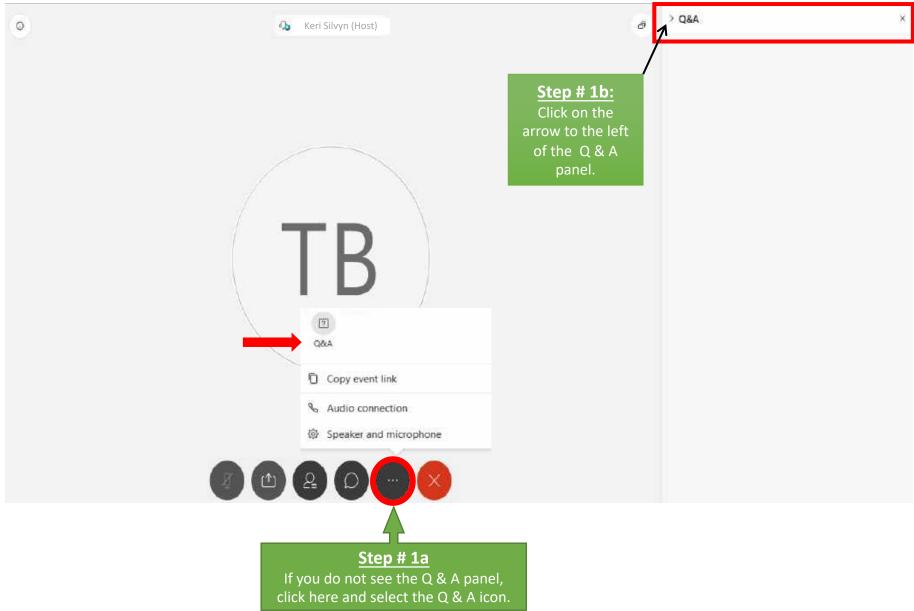






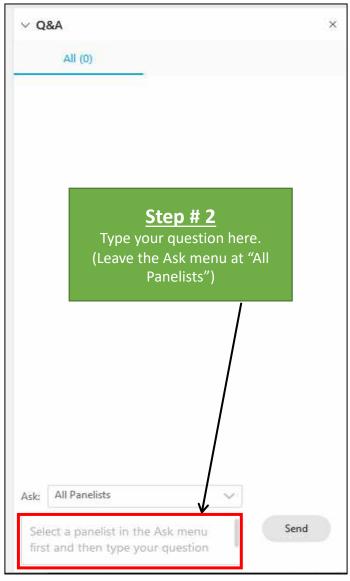


ASKING A QUESTION - COMPUTER





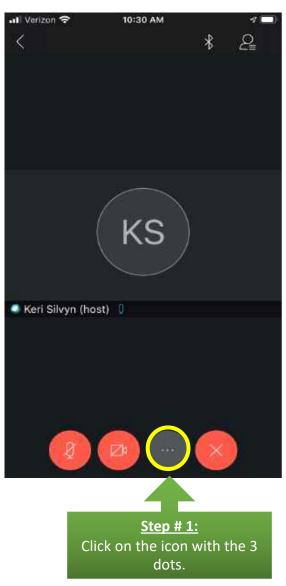
ASKING A QUESTION - COMPUTER

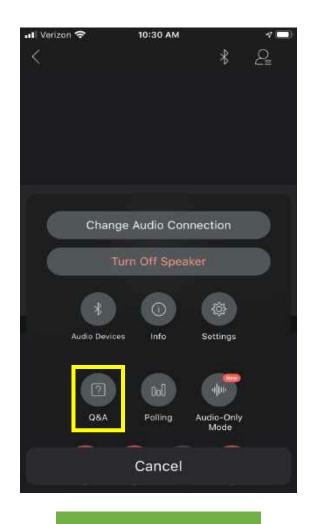


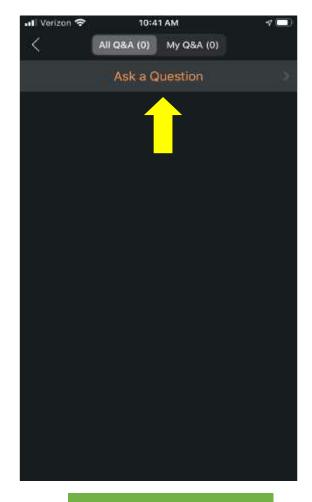




ASKING A QUESTION - SMARTPHONE



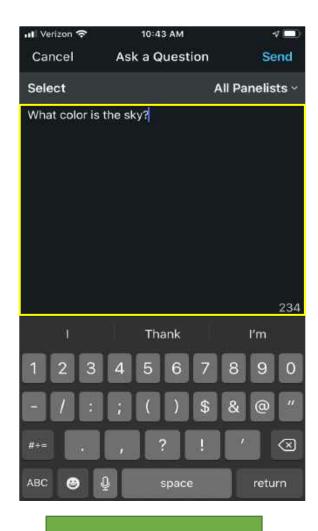




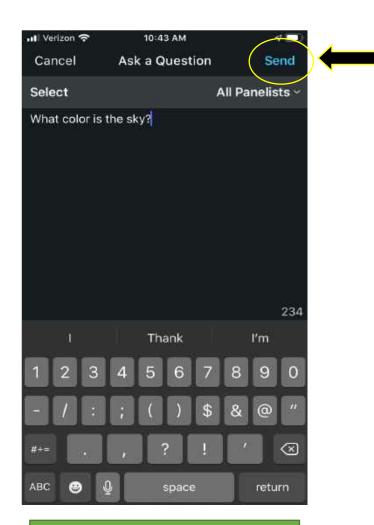
Step # 2: Click on the Q & A icon. Step # 3: Click on "Ask a Question".



ASKING A QUESTION - SMARTPHONE



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



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

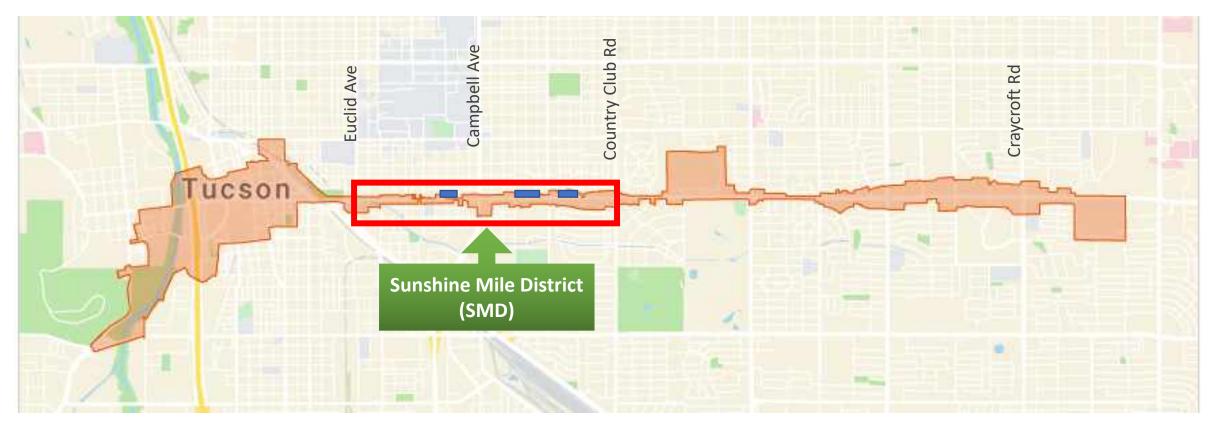


RIO NUEVO DISTRICT BOUNDARY

KEY



RIO NUEVO PROPERTY





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



EXISTING ZONING

KEY



RESIDENTIAL ZONES



COMMERCIAL ZONES



OFFICE ZONES



INDUSTRIAL ZONES





VISION

- Encourage sustainable infill development that supports the creation of urban, pedestrian, and transit-oriented neighborhoods
- Support a more diverse mix of uses along the corridor to promote economic revitalization
- Enhance the character of the Sunshine Mile by encouraging unique, high-quality design
- Celebrate historic architectural styles and encourage the preservation of historic buildings resources



GOALS

Optional Alternative to existing zoning that promotes revitalization:

- Create a walkable, pedestrian friendly environment.
- Encourage Multi-modal transportation
- Encourage Mixed-use development
- Incentivize Affordable/workforce housing
- Encourage Adaptive Reuse
- Encourage residential density near Broadway
- Incentivize Appropriate Historic Preservation
- Create an open and inclusive Design review process



DEVELOPMENT VISION

PPS Concepts







DEVELOPMENT VISION

PPS Concepts







DEVELOPMENT VISION

PPS Concepts – Bungalow Block





EXAMPLE VISION

PPS Concepts

















the Rincon Heights Neighborhood

Poster Frost Minto has been contracted to. There are seven structures in question. Five (1601, 1611, 1615, 1629. The structures would be moved as follows: Outbuildings would be

investigate the feasibility and cost of moving 164/) are listed as "contributing" structures to the Pincon Heights National demolished as necessary to make room for the relocation of the buildings historic structures on the north side of Historic District. Two (1625, 1641) are listed as "not contributing "Inventory. Inappropriate additions would be removed. New foundations would be built Broadway between Cherry and Vine to forms for Rincon Heights indicates that these two structures are listed as 50' north of the current buildings. (This would allow all new locations to be accommodate the proposed new alignment "not contributing" for minor and correctable reasons. 1625 has a wooden fully clear of previous locations.) Buildings would be reinforced and shored to of Broadway Boulevard. These structures, fence around it. 1641 had an inappropriate addition. Both could be the protected during moving (rolliered) from old foundation to new Alare part of a full set of originally-residential corrected as part of the moving. Interviews with nominators revealed that buildings in their new locations would have the same relationship to each buildings that represent the ediectic styles of the intent of the "not contributing" lacel was to incentivize owners to make other. This would reinforce historic integrity allowing at seven buildings to















BUNGALOW BLOCK VISION



LANDSCAPE CONCEPT PLAN FOR THE HISTORIC BUNGALOW BLOCK ONE EXAMPLE OF HOW THE COMMON OUTDOOR SPACE COULD BE DESIGNED

B'to a stance from the curb This distance will allow country dispace behind the buildings. A generous area cupo senior separates the walking area from the

pative plantings and a seatwall

ENHANCE CONNECTIONS INTO THE ... NEIGHBORHOOD:

Provide wayfinding bike parking access from the alleys and new sidewalks on side streets for residents

ART WALK

A paved walkway connecting Warren to Cherry Avenues (and beyond) and connecting the common spaces of the Historic Bungalow Block

GARDEN ROOMS

A string of attractive common outdoor spaces in a common area, used for a wide variety of gatherings

ENHANCE PEDESTRIAN CROSSWALKS:

Artist designed pedestrian crosswalks mark the entrance to the district and the Rincon Heights neighborhood



ENHANCE EXISTING ALLEY.

The alley could keep its current service use and with improvements to its character also provide a welcome pedestrian access to the internal spaces

PROPOSED BUILDINGS ALONG THE COURTYARD:

Small buildings along the courtyard emild mirror the style of pre-existing bungalows on the block

COURTYARD ENTRY POINT:

A clear space facing Warren and Cherry Avenues and bordering on the inner courtyard, with seeting and tables as well as signage would invite visitors into the pedestrian area

COURTYARD

An open space with gravel pavement, trees, sculptures and retating art displays. Features could include movable seating, informal stage, trees, unbrelles and lighting

A space for gatherings, concerts, classes and anA tenant-managed space for sustamers could be displays. The surface could be lawn or compectedenated between buildings, similar in the existing gravel and the edges of the proposed and existing-ungalow located between the buildings at 1845 buildings will create the courty and enclosure—and 1647

Each individual storefront and business should have a front point for merchandise display, and senting. Provide unique storefront signs and landscape treatments.

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THE BUNGALOW BLOCK

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ARCHITECTURE PLANNING PRESERVATION

CORE FACTS Access Edity

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KEYNOTES

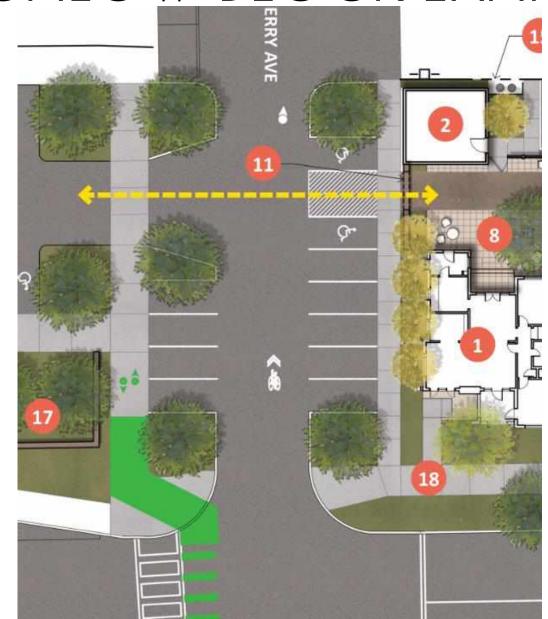
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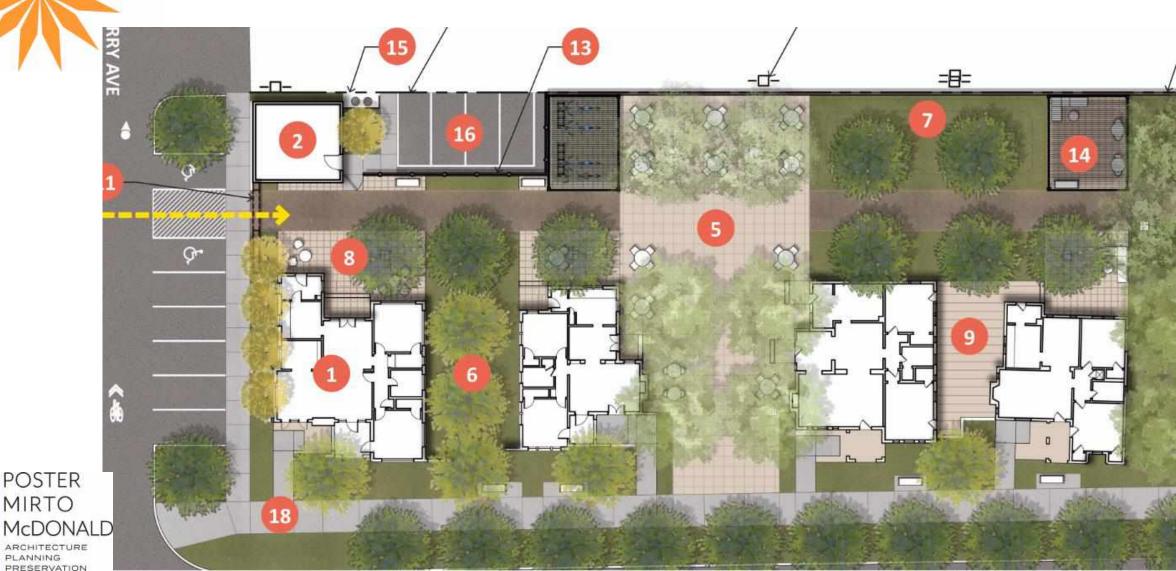






















FRIEDMAN BLOCK EXAMPLE



JUNE 2020 DRAFT - FEEDBACK

PRIMARY ISSUES

- Sub-District Naming
- Sub-District Boundary
- Process
- Land Use
- Affordable Housing
- Mobility
- Common Space
- Design Regulations

- Preservation
- Env. Regulations
- Euclid/Park Sub District
- Bungalow Subdistrict
- Kino Subdistrict
- Mid-Century Subdistrict
- Boundary Adjustment



PROPOSED SUNSHINE MILE DISTRICT

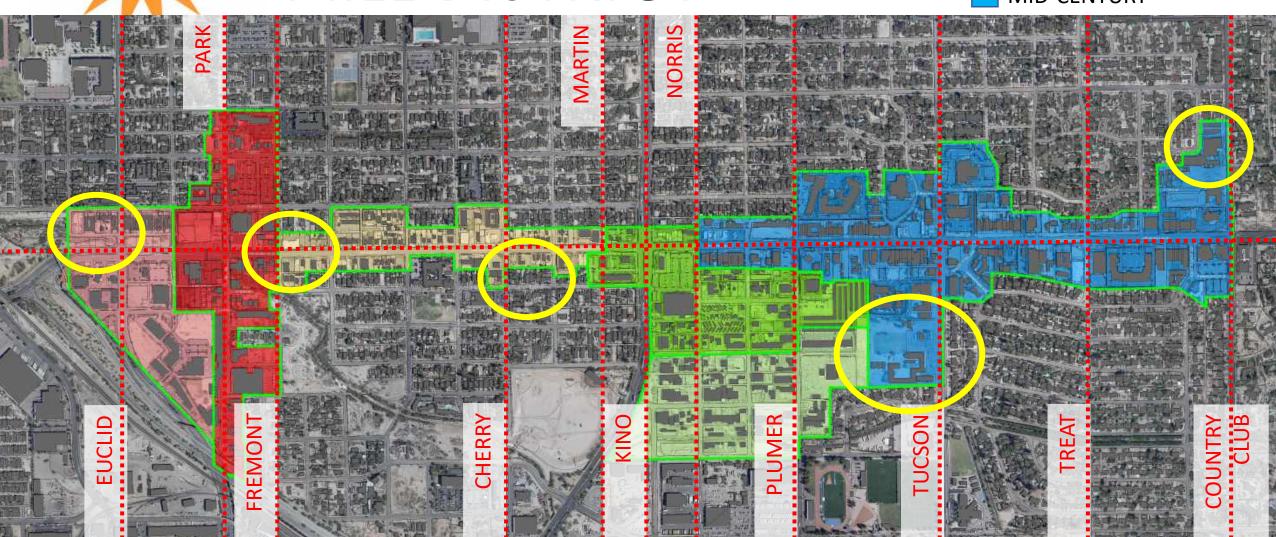
KEY

EUCLID/PARK

BUNGALOW

KINO

MID-CENTURY





PROCESS

Overall Process:

- Major or Minor criteria clarified
- Existing Review process including appeals

Design Review:

- Primarily Professionals
- Neighborhood representative alternate added

Design Criteria:

Form based design criteria because one size does not fit all



LAND USE

Consolidated permitted uses onto one chart

Table III.B.1: Permitted Uses

Land Use	Park	Euclid	Bungalow	Kino North	Kino South	Mid- Century
Adult Activities Use Group (no uses are	permitted wi	thin the SMD)			
Agricultural Use Group						
Community Garden		X			X	
Urban Farm		X			X)
Civic Use Group		1	18			
Cemetery		/ /				
Civic Assembly	X	X	X	X	X	Х
Cultural Use	X	X	X	X	X	X

SMD is an optional zoning overlay, existing underlying zoning is unchanged.

Accessory Dwelling Units



LAND USE

Allowable Height per Subarea





AFFORDABLE HOUSING

AMI: Changed to 80%

Terms: Extended

- 50 years for Rentals
- 30 years for Owner Occupied

Administration: COT Housing and Community Development Department

Incentives:

- Modified RAC to create incentive
- Provided 50% parking reduction for affordable housing



MOBILITY

Mobility Hubs (MH):

Differentiate between transit features and amenity features

MH Administration: COT Department of Transportation and Mobility

Bicycle Parking:

- Added long-term bicycle parking to residential uses
- Encouraging inclusion in MH



OPEN SPACE

Definitions: Removed the term "common space", inserted "Open Space" for continuity with other language in the UDC

Public vs Private: xxx

- Open Space is the overall terminology for exterior project ammenities
- Large developments are required to dedicate a percentage of Open Space to the public (defined as Public Open Space
- Small sites and adaptive reuse projects are exempt from Open Space requirements

Open Space Calculation: Revised to be based on project size



PRESERVATION

Anticipatory Demolition: Same process as IID

Signage:

- Allowed flexibility for compatibility with the historic resources
- Applies to both new and existing (HL) signs

Boundary Adjustment:

- Extended the bungalow subdistrict boundary to the west to include additional contributing properties
- Extended the Mid-Century subdistrict to include the Temple Emanu-El and St. Ambrose contributing resources.



PRESERVATION





OTHER REGULATIONS

ADA: Requirements already included in International Building Code

Water Harvesting: Requirements already included in the Unified Development Code

Historic Preservation Criteria: Secretary of the interior standards included by reference

Existing Zoning Maps: Available on the Tucson Map Guide



TUSD Parking lot:

- South half of parking lot
- 1.79 acre site
- 64 RAC allows 114 units
- Possible bonus of up to 40 units with 25 affordable housing units included
- 6 stories with 2 additional if structured parking is included





BUILDING PLACEMENT:

- Park building set back 0'
- 10st set back 0'
- North alley set back 0'
- Fremont setback 20' or prevailing setback, the greater fo the two





BUILDING HEIGHT:

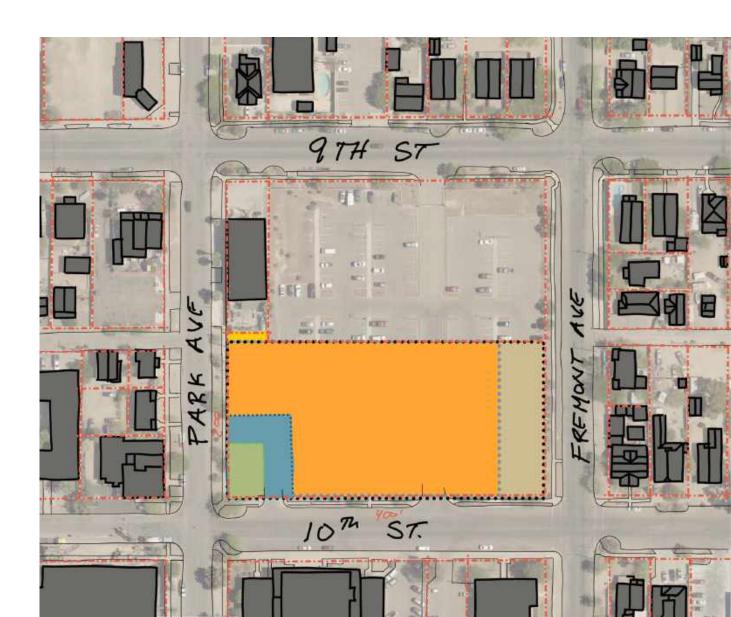
- Mid-Rise set back at 2 stories
- Park mid-rise set back 50'
- 10st set back 20'
- North alley set back 0'
- Fremont setback 50' with adjacent residential properties to the East





OPEN SPACE:

- 85% lot coverage
- Lot size 72K sf max coverage 66Ksf
- Open space required 7.8K sf
- Min Public Open space required 2.3K sf





FIRST FLOOR:

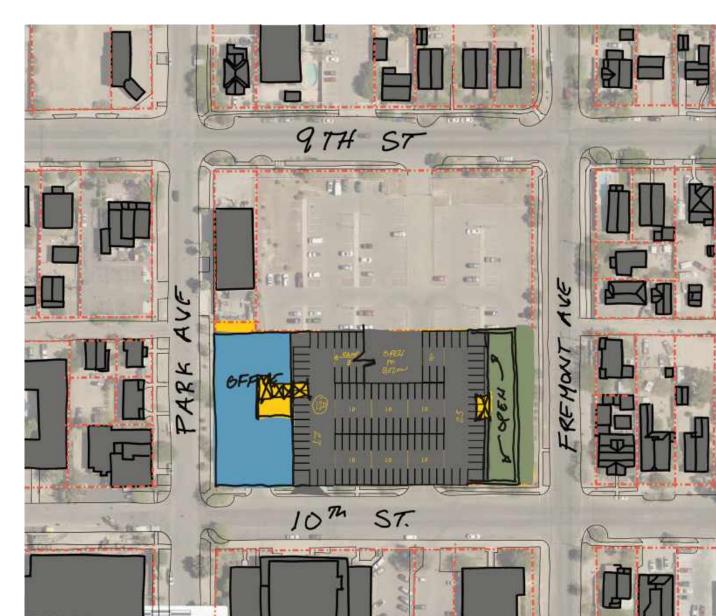
- Retail on Park
- Retail or Residential on 10th
- Open space
 - Covered arcaded on Park and 10th
 - Landscaped area on Fremont





SECOND FLOOR:

- Commercial office on Park
- Structured parking





THIRD - EIGHTH FLOORS:

- 19 Units/Floor
- Terraces/Roof Gardens at 3rd floor and Roof





POTENTIAL DEVELOPMENT:

- 6-8 Stories
- 154 Studio/ 1 Bedroom units
- 25 affordable units
- 180 +\- stalls, structured parking
- 2,300 sf Public Plaza





SCHEDULE

- 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)
- 4th Quarter 2020: Zoning Examiner public hearing
- 1st Quarter 2021: Mayor & Council consideration



QUESTIONS

KEY

EUCLID/PARK

BUNGALOW

KINO

MID-CENTURY

