



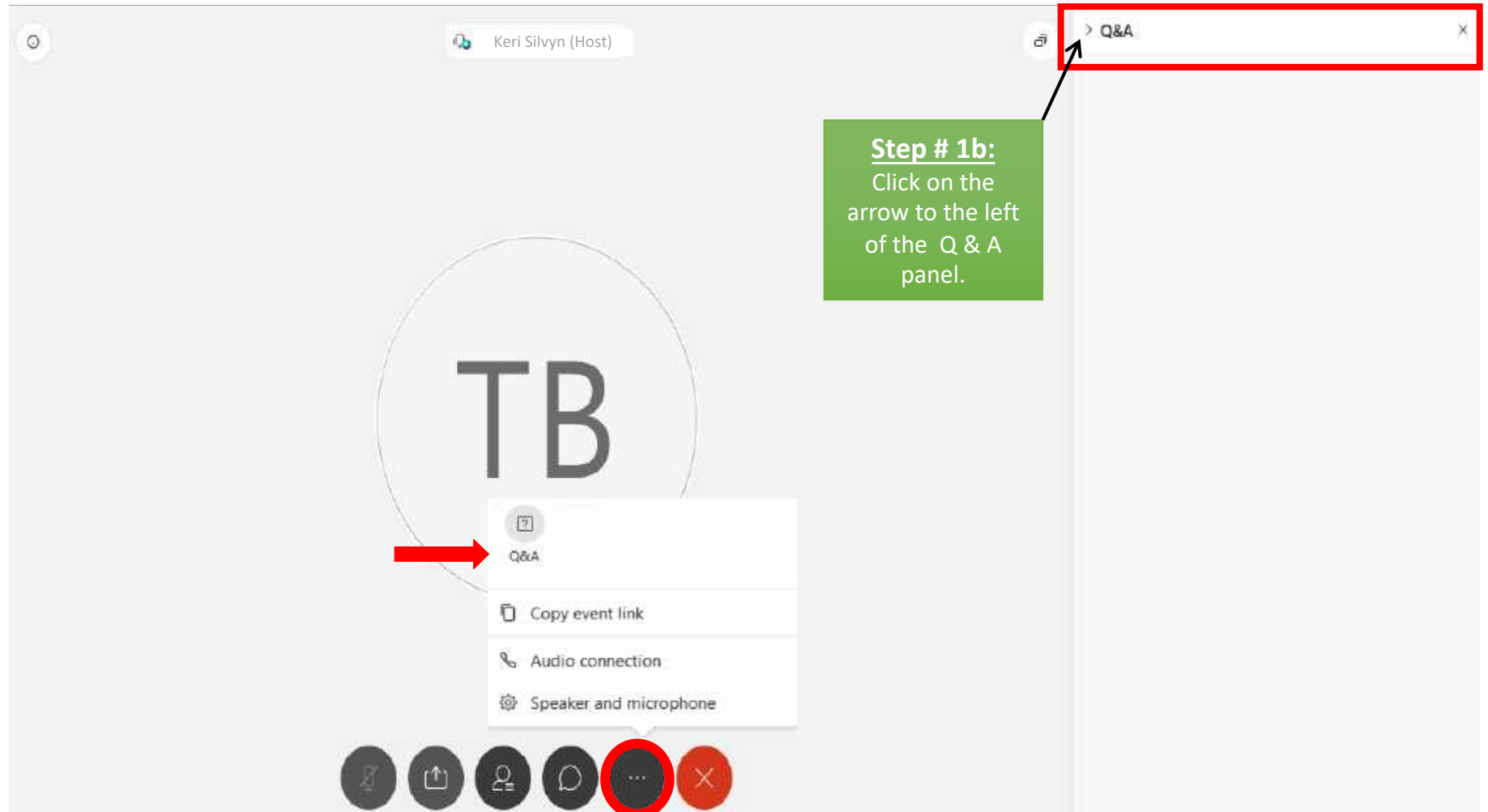


# PROJECT TEAM





# ASKING A QUESTION - COMPUTER



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



# 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".

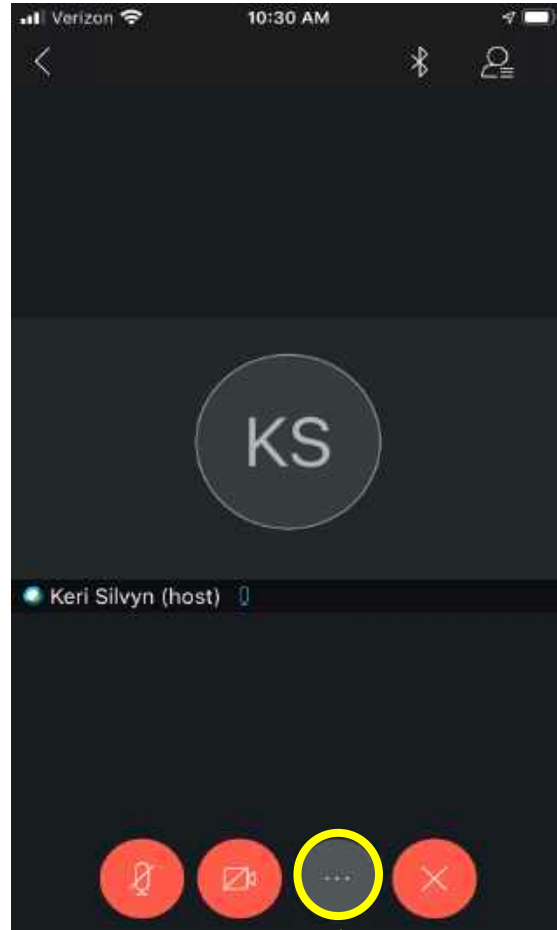
Ask: All Panelists

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

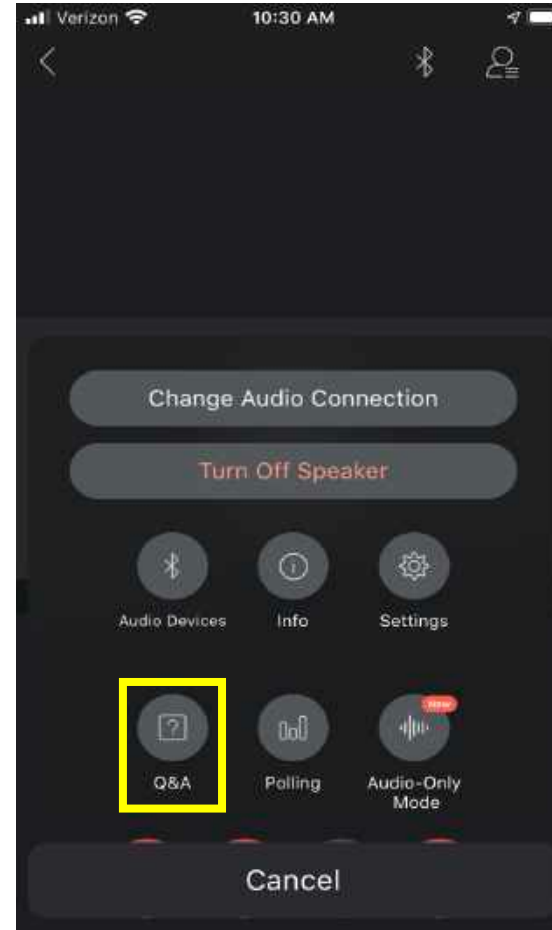
Send



# ASKING A QUESTION - SMARTPHONE



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



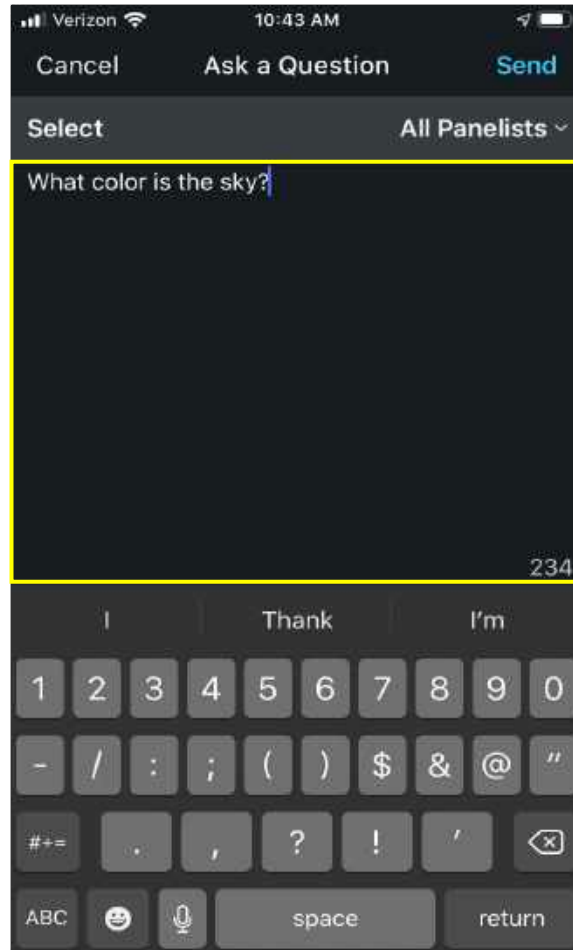
**Step # 2:**  
Click on the Q & A icon.



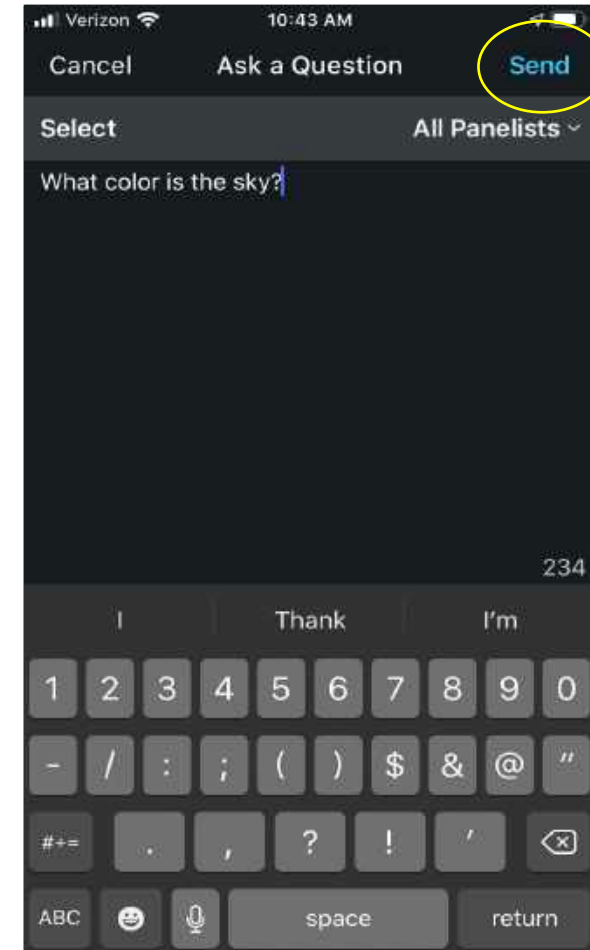
**Step # 3:**  
Click on  
"Ask a Question".



# ASKING A QUESTION - SMARTPHONE



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



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





# RIO NUEVO DISTRICT BOUNDARY

KEY



RIO NUEVO TIFF



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

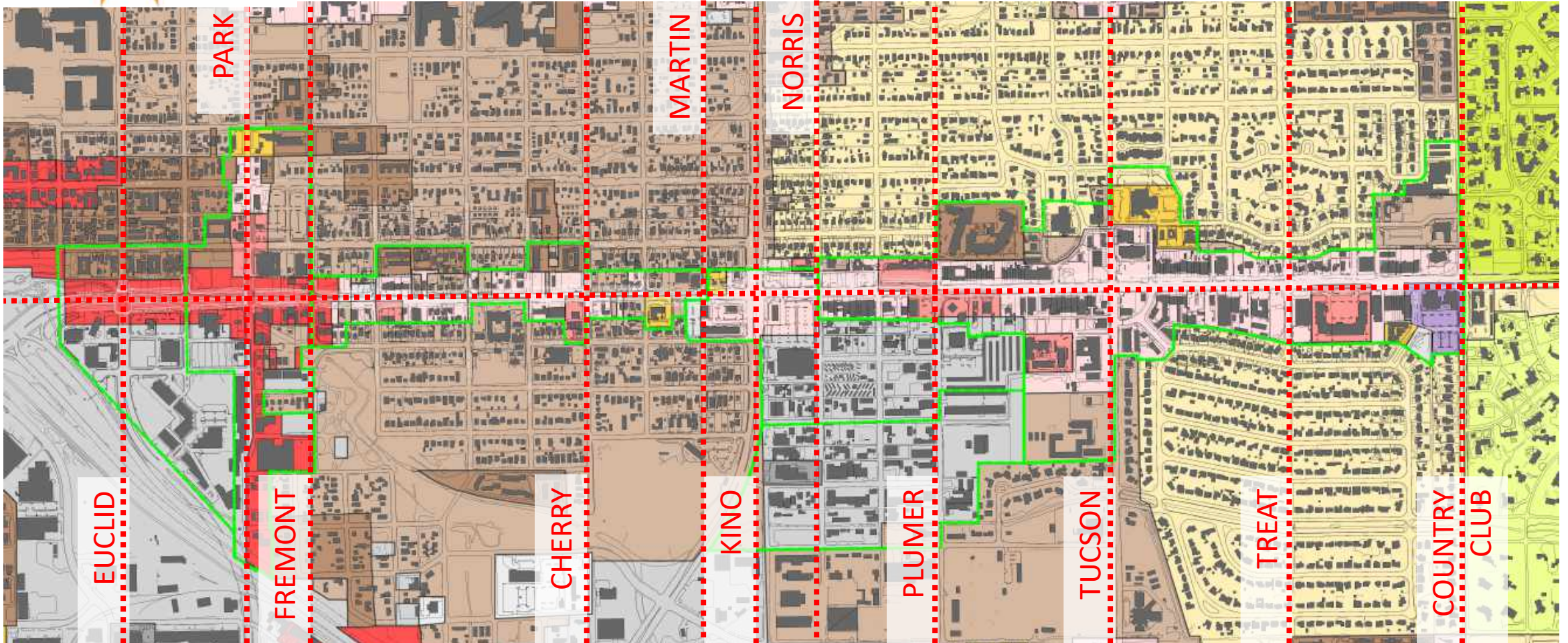




# EXISTING ZONING

## 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 *Sunshine* MILE



## THE *Sunshine* MILE

## THE *Sunshine* MILE

## THE *Sunshine* MILE

## THE *Sunshine* MILE

# THE *Sunshine* MILE



# THE *Sunshine* MILE





# BUNGALOW BLOCK VISION

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

### 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 could 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 seating and tables as well as signage would invite visitors into the pedestrian area

### COURTYARD:

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

### COMMON FLEXIBLE LAWN:

A space for gatherings, concerts, classes and art displays. The surface could be lawn or compacted gravel and the edges of the proposed and existing bungalow located between the buildings at 1645 and 1647

### SIDE GARDENS:

A tenant-managed space for customers could be located between buildings, similar to the existing bungalow located between the buildings at 1645 and 1647

### FRONT PORCH:

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





# BUNGALOW BLOCK EXAMPLE



POSTER  
MIRTO  
McDONALD

ARCHITECTURE  
PLANNING  
PRESERVATION

PMM







# BUNGALOW BLOCK EXAMPLE



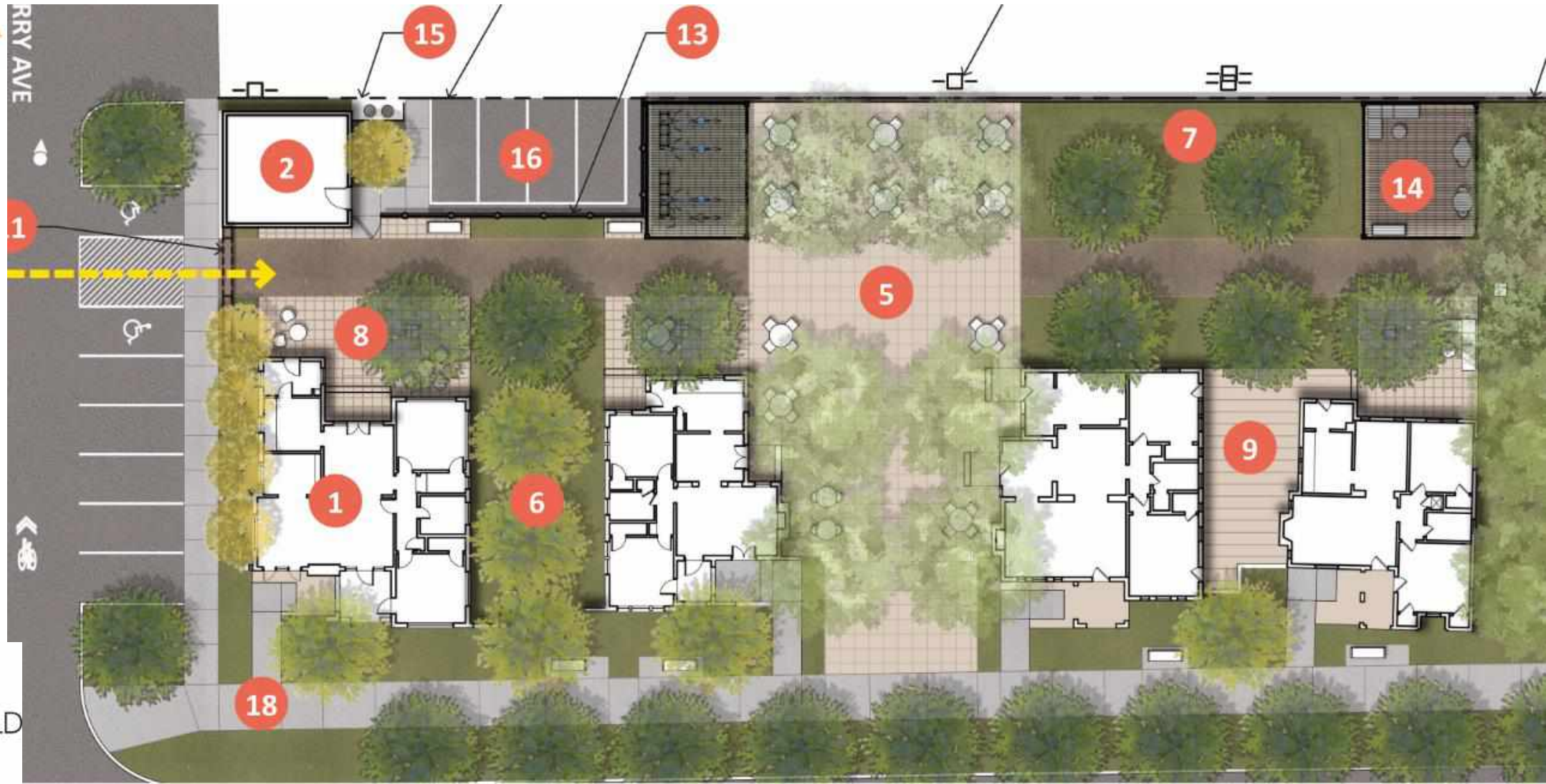
POSTER  
MIRTO  
McDONALD

ARCHITECTURE  
PLANNING  
PRESERVATION



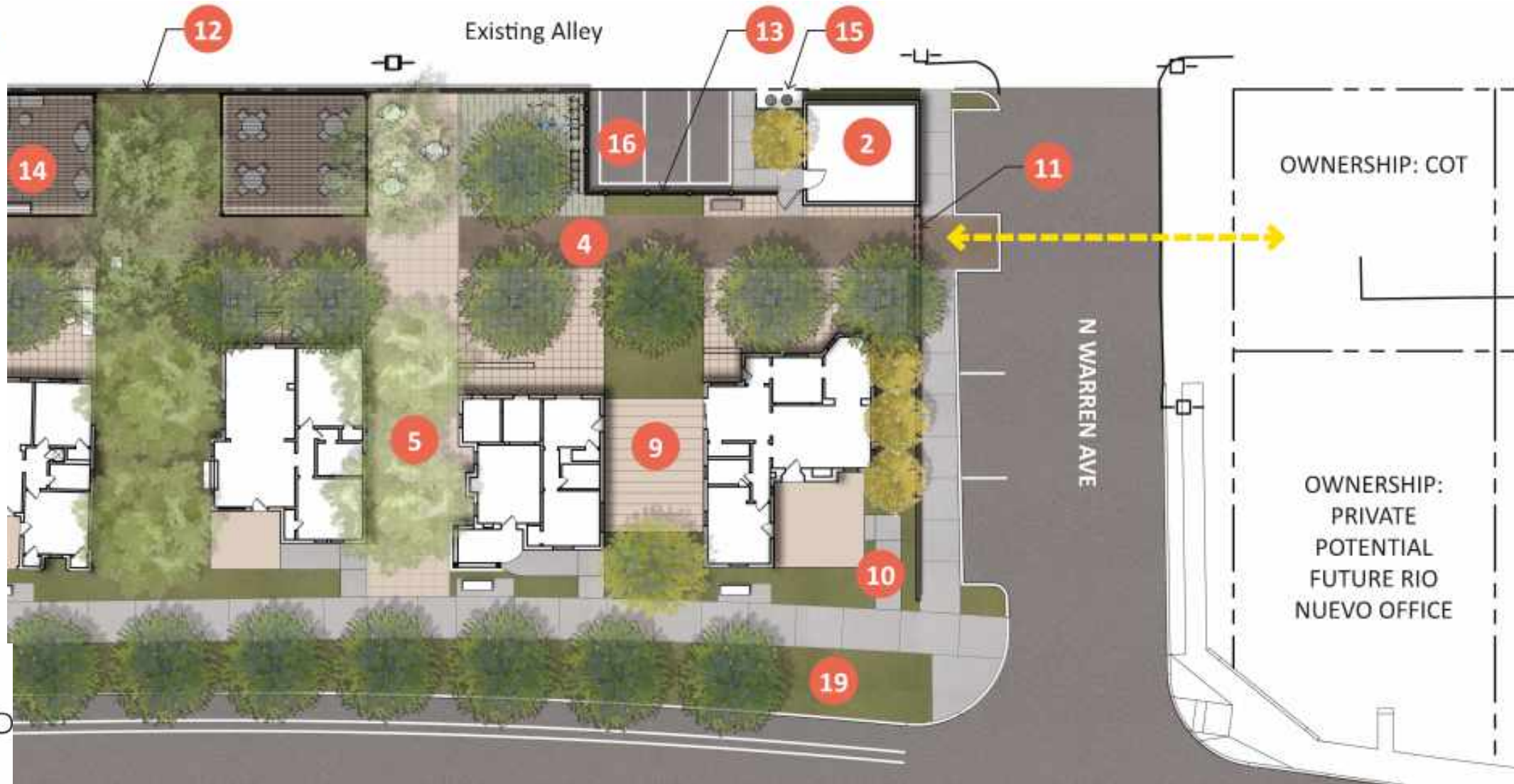


# BUNGALOW BLOCK EXAMPLE





# BUNGALOW BLOCK EXAMPLE







# BUNGALOW BLOCK EXAMPLE





# 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**

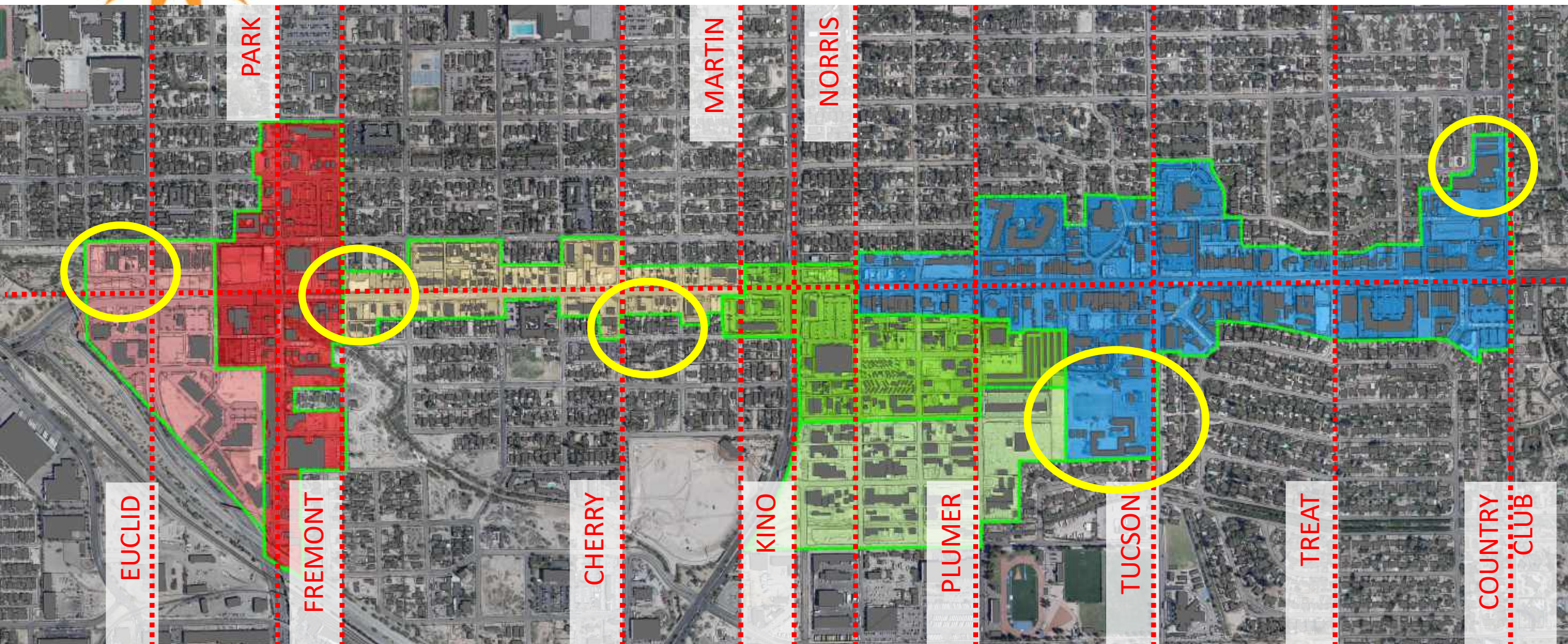




# PROPOSED SUNSHINE MILE DISTRICT

## 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 within the SMD)						
Agricultural Use Group						
Community Garden		X			X	
Urban Farm		X			X	
Civic Use Group						
Cemetery						
Civic Assembly	X	X	X	X	X	X
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 amenities
- 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

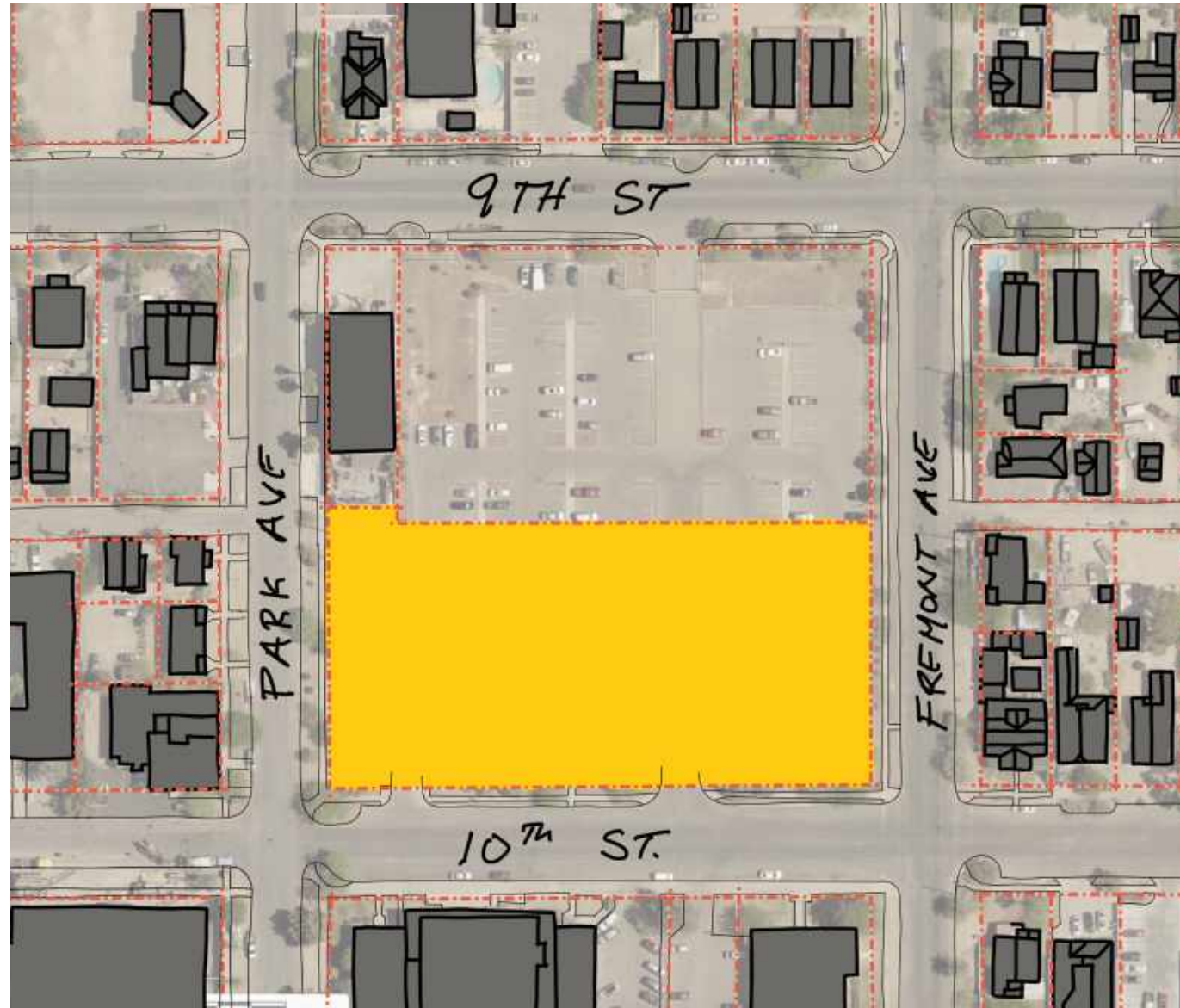




# TUSD BLOCK EXAMPLE

## 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



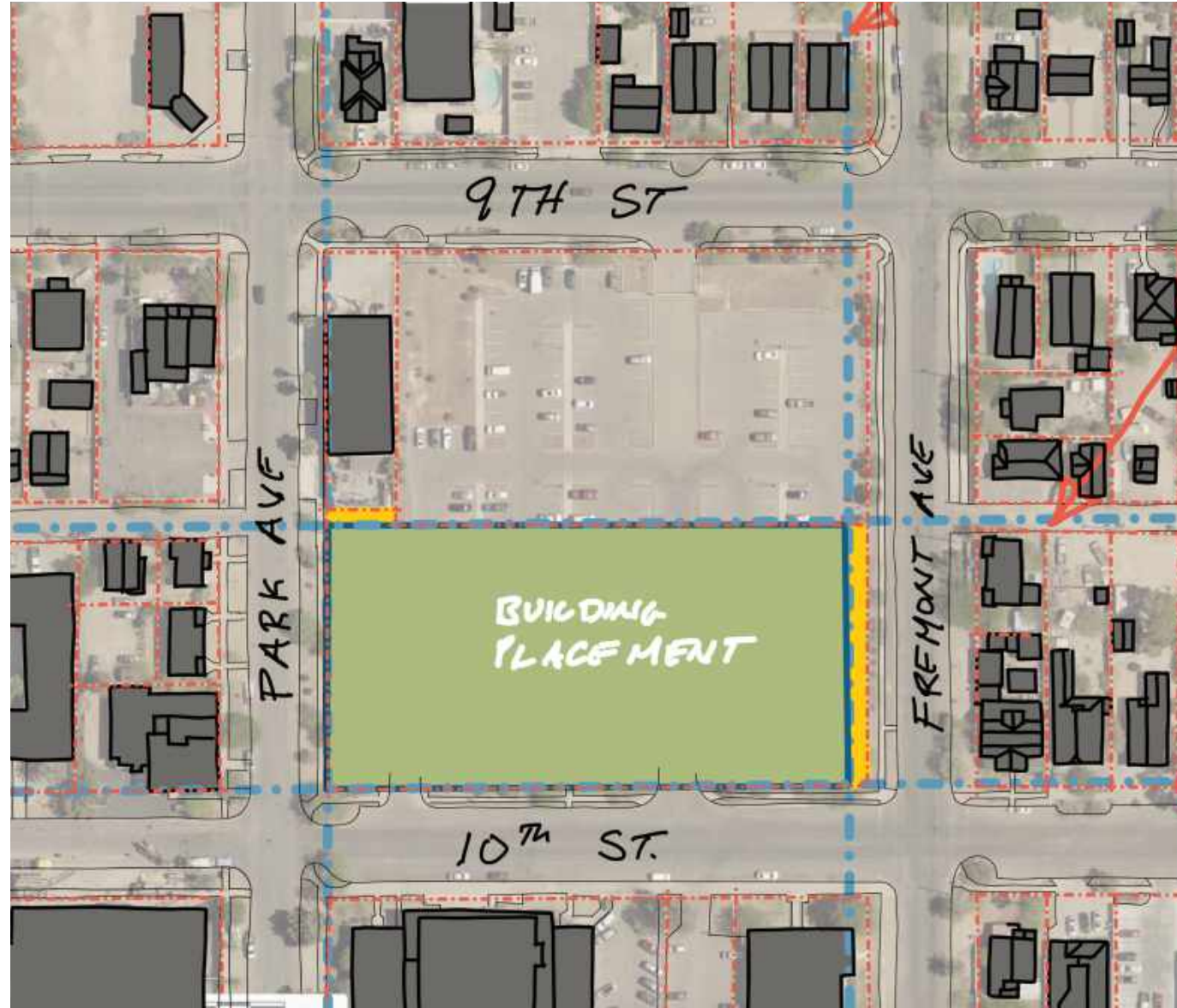




# TUSD BLOCK EXAMPLE

## BUILDING PLACEMENT:

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





# TUSD BLOCK EXAMPLE

## 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



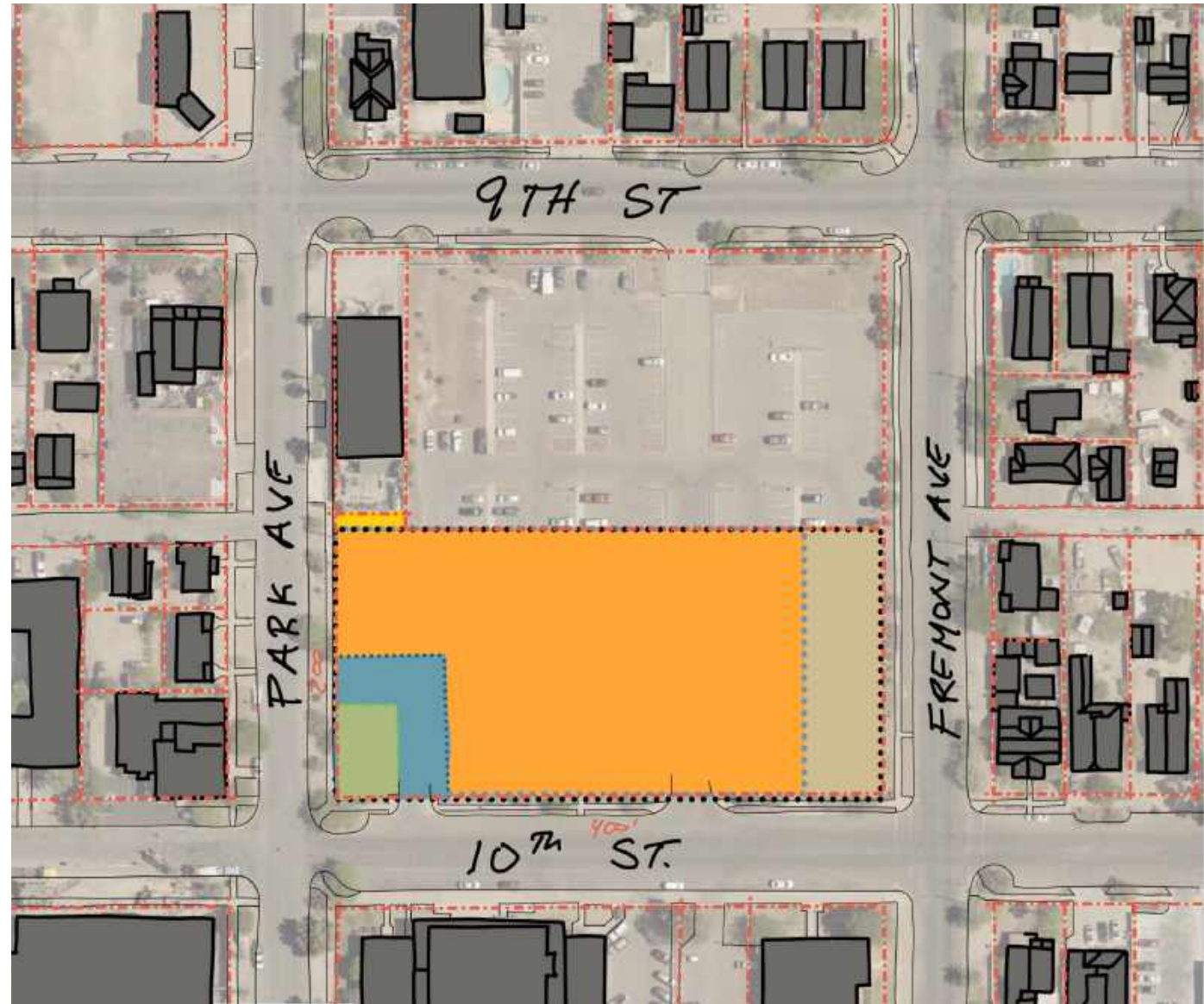




# TUSD BLOCK EXAMPLE

## 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







# TUSD BLOCK EXAMPLE

## FIRST FLOOR:

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





# TUSD BLOCK EXAMPLE

## SECOND FLOOR:

- Commercial office on Park
- Structured parking



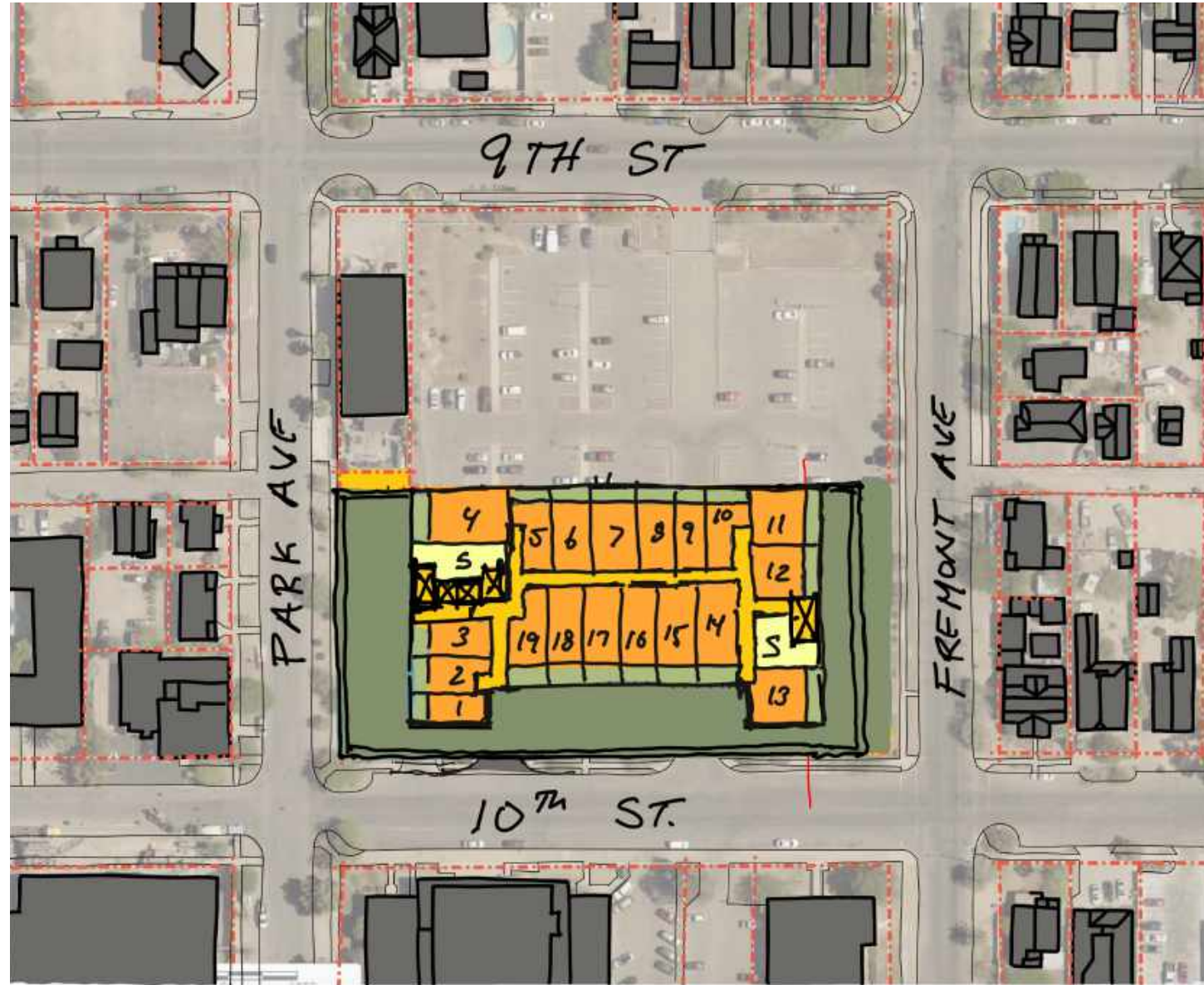




# TUSD BLOCK EXAMPLE

## THIRD - EIGHTH FLOORS:

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







# TUSD BLOCK EXAMPLE

## 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

