**Urban Design Principles**

**Infill of Vacant Land with Mixed-Use Commercial & Residential**

A Create a mixed-use structure that combines ground floor retail space with professional offices above on the street side and higher density housing (i.e., two to three stories) surrounding a large, shared courtyard. Provide private patios or roof terraces for individual dwellings.

B Construct buildings along Stone Avenue street front to define space of urban corridor, including awnings or arcades to provide shaded sidewalks for passers-by.

C Locate parking beneath housing units with cars recessed one-half level to:
- Make land on site available for gardens and courtyards, rather than for surface parking.
- Provide coverage for cars.
- Allow air movement, which helps alleviate fumes.

D Park to each side of retail/offices, rather than directly in front of building along street.

E Design structure to respond to climate for passivesolar orientation, sun angles, prevailing breezes and views to the Catalina Mountains, Tucson Mountains, and Downtown.

F Provide mixed-income housing, with approximately one-third affordable and two-thirds market-rate housing units. For the recommended mixed-use prototype, this would yield 20 affordable units and 40 market-rate units, which is consistent with City of Tucson and U.S. Department of Housing and Urban Development goals to disperse affordable housing, rather than to concentrate it.
Mixed-Use Summary

- Ground-floor retail on Stone: 10,800 sq.ft.
- Offices above: 18,000 sq.ft.
- 60 housing units (owner-occupied condominiums – 40 market-rate, 20 affordable).
- 120 parking spaces below building; 60 additional at grade.
- Approx. 3.59 acres – 16.7 res./acre density.
- Shaded sidewalk along Stone.
- Shared central courtyard.

Key Notes:

1. **Subgrade Parking**
   - beneath housing and off-street parking.

2. **Courtyard Building**
   - with “street wall” and protected courtyard.

3. **“Street Wall”**
   - with shops and offices brought to street to increase access for pedestrians and visibility for drivers.

4. **Mixed-Residential**
   - with market and subsidized units of different sizes.
Variations of Prototype

Notes:
Most lots in Zones 1, 2, & 3 are undersized and may require assembly into larger parcels to allow this scale of development. (See Study Card titled Urban Design Concepts for more information on zones and block types.)
Urban Design Concepts

- Provide code flexibility through the creation of a “special district” for the Stone Avenue Corridor. (See Study Card titled Economic Development.)
- Reduce parking requirements by 25% to 33%, which is possible with increased use of alternative modes of transportation.
- Increase lot coverage percentages and floor area ratios to permit higher density and more efficient use of land. This must be considered case-by-case, since requirements will be project specific.
- Reduce property set-back distances to permit street wall.

Land Use Code Issues

- Build on vacant land – infill existing city.
- Provide high density land use (2-3 stories).
- Incorporate courtyards and terraces.
- Provide street wall/shaded sidewalks.
- Combine residential and commercial uses to increase economic activity.
- Offer mixed-rate housing.

Checklist for Mixed-Use

- [ ] Build on vacant land – infill existing city.
- [ ] Provide high density land use (2-3 stories).
- [ ] Incorporate courtyards and terraces.
- [ ] Provide street wall/shaded sidewalks.
- [ ] Combine residential and commercial uses to increase economic activity.
- [ ] Offer mixed-rate housing.

Have questions about the study results? Contact the City of Tucson Comprehensive Planning Task Force at 791-4505.

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