



# SUNSHINE MILE URBAN OVERLAY DISTRICT



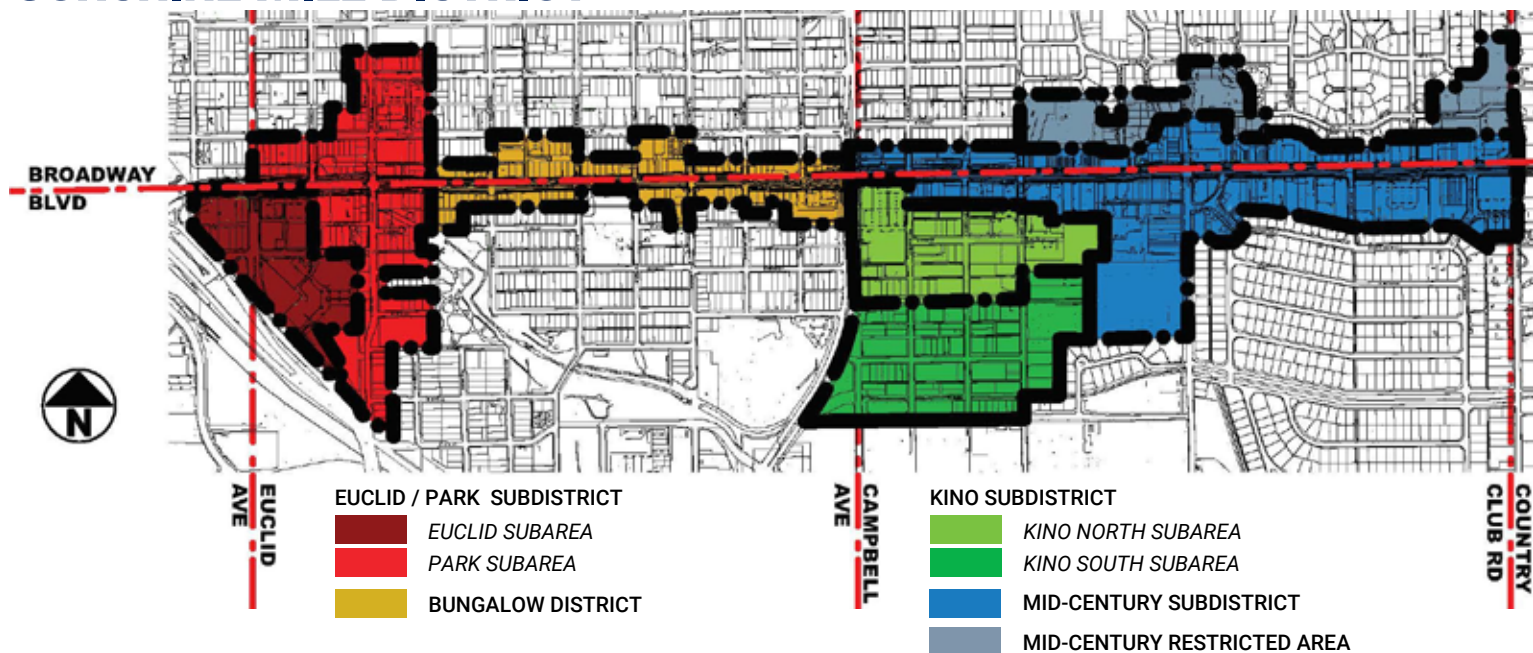
## What is the Sunshine Mile District?

The SMD is a regulatory tool that creates optional zoning placed over existing zoning. This zoning includes flexible conditions and site specific solutions to redevelopment.

## Where does the Sunshine Mile District apply?

The SMD overlays an area along Broadway Boulevard from Euclid Avenue and Country Club Road, where significant public investment has already taken place in transit, utility, and other infrastructure improvements. The area includes the Broadway Improvement Project administered by the City's Department of Transportation and Mobility.

## SUNSHINE MILE DISTRICT SUBDISTRICT & SUBAREA BOUNDARIES



## What goals does the Sunshine Mile District support? The primary purpose of the SMD is to:

Promote *sustainable infill development* that supports the creation of urban *pedestrian & 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*

Encourage *preservation & adaptive reuse of historic buildings*

## Community Outreach & Engagement

From March 2019 to September 2021, Rio Nuevo, Project for Public Spaces, and City staff worked with local stakeholders and community members to develop a vision and goals for the Sunshine Mile District. Workshop participants helped identify unique subdistricts within the Sunshine Mile and craft design standards for each area. Multiple neighborhood meetings and public hearings were held to collect input on the proposed urban overlay.



## What TOOLS does the Sunshine Mile District provide for redevelopment?

Through a design review process, the SMD allows for flexibility for zoning regulations such as:

Parking

Change of Use

Building Setbacks

Off-street Loading

Landscape & Screening

Building Height

Solid Waste Collection

Lot Coverage

## What INCENTIVES does the Sunshine Mile District offer?

Projects can qualify for additional density & height by including:

### AFFORDABLE HOUSING

Projects that include affordable housing with below-market rents can qualify for additional density.

### MOBILITY HUBS

Projects that include hubs for bike / car / scooter share, electric vehicle charging, transit amenities, and other features can utilize additional density & height.

### STRUCTURED PARKING

Projects that include structured rather than surface parking may qualify for increased height.

*Development Standards for building height, lot coverage, open space, setbacks, & density vary by subdistrict*

Projects that choose to use the SMD as a tool for development or redevelopment must meet certain requirements for:

### STREETSCAPE DESIGN

To encourage active, pedestrian-friendly ground floors.

### PEDESTRIAN CONNECTIVITY

Through large blocks & connecting to alleys and adjacent neighborhoods.

### OPEN SPACE

Providing places for people to gather, rest, & enjoy the unique Sunshine Mile vibe.

### ENVIRONMENTAL DESIGN

Conscious practices & landscaping featuring native, drought-resistant plants.

### ARCHITECTURAL ELEMENTS

Building facades & materials to create visual interest & enhance the corridor.

## GENERAL TIMELINE *What does the process to develop using the SMD look like?*

To develop using the standards of the SMD, an applicant must undergo a design review process. This takes approximately 6 to 8 weeks for a minor review, or 4 to 6 months for a major review. Development Packages may be submitted for review at the same time a SMD proposal is being reviewed.

6 - 8 WEEKS FOR MINOR REVIEW

or

4 - 6 MONTHS FOR MAJOR REVIEW

### Pre-application Conference

Applicant plus department staff from:

- Planning & Development Services (PDS)D
- Transportation & Mobility (DTM)
- Environmental Services (ESGD)
- Fire

### Neighborhood Meeting

**Major Review** requires notice:

- All property owners within 400 feet of site
- All registered neighborhood associations within 1 mile
- Affected Council Ward offices

**Minor Review** requires notice:

- Property of owners within 100 feet of site
- Registered neighborhood associations for the site area

### Formal Application Submittal

Applicant submits Development Package with:

- Neighborhood meeting documentation
- Project scope
- Building elevations & massing
- Design details

### PDS)D Processes Application

Depending on type of project there may be reviews & recommendations from:

- City Design Professional
- City of Tucson Historic Commission
- SMD Design Review Board (includes members from the affected neighborhood)

### PDS)D Decision

PDS)D Director reviews & makes decision.

*Optional PDS)D decision may be appealed to Mayor & Council*

20 days of public comment occurs during this time

To view complete SMD overlay regulations, visit: <https://www.tucsonaz.gov/pdsd/special-districts#UOD>

For more information on developing using the SMD, contact: María Gayosso at [maria.gayosso@tucsonaz.gov](mailto:maria.gayosso@tucsonaz.gov) • (520) 837-4972

