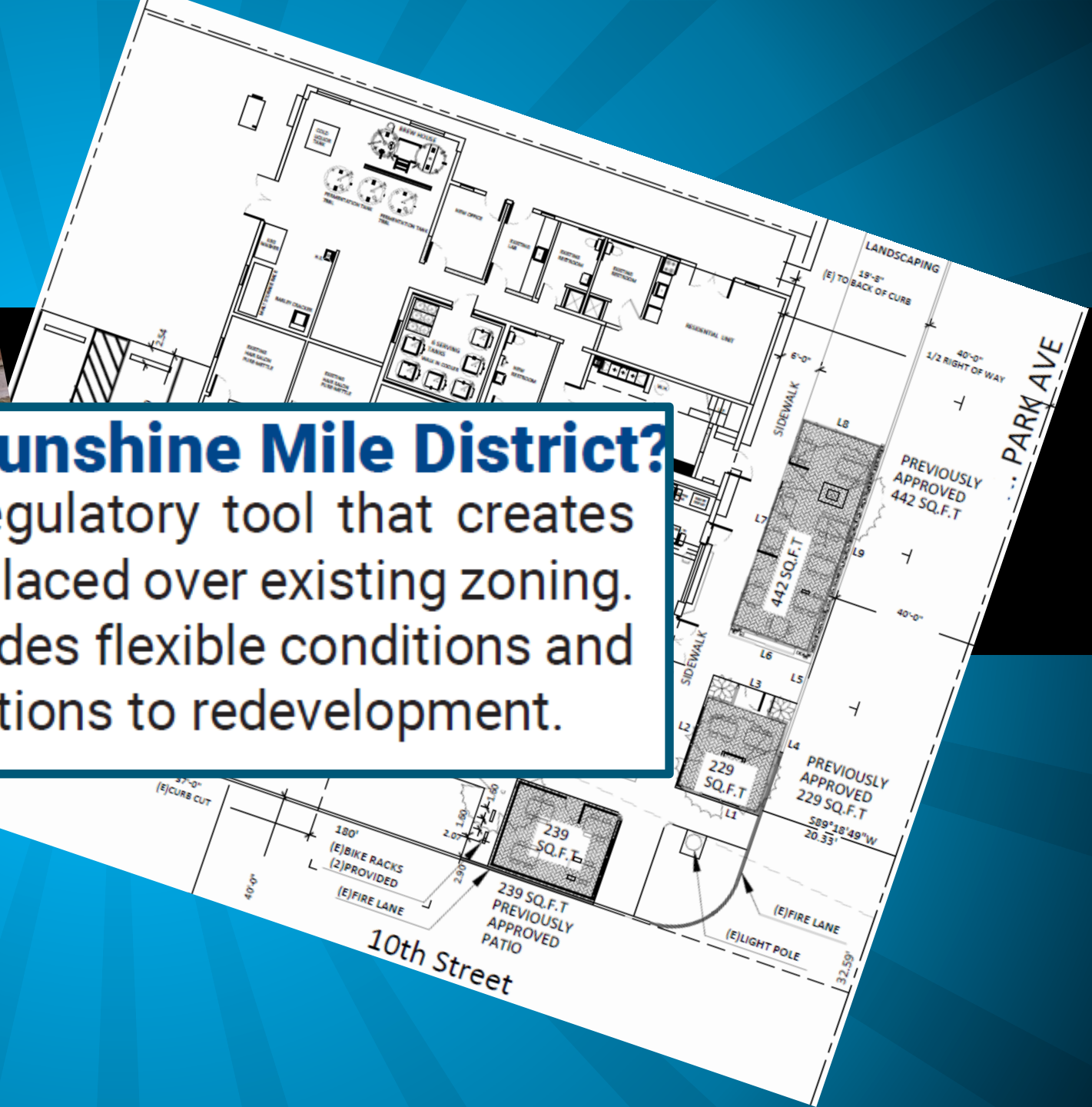


SUNSHINE MILE DISTRICT (SMD)

- An Urban Overlay District





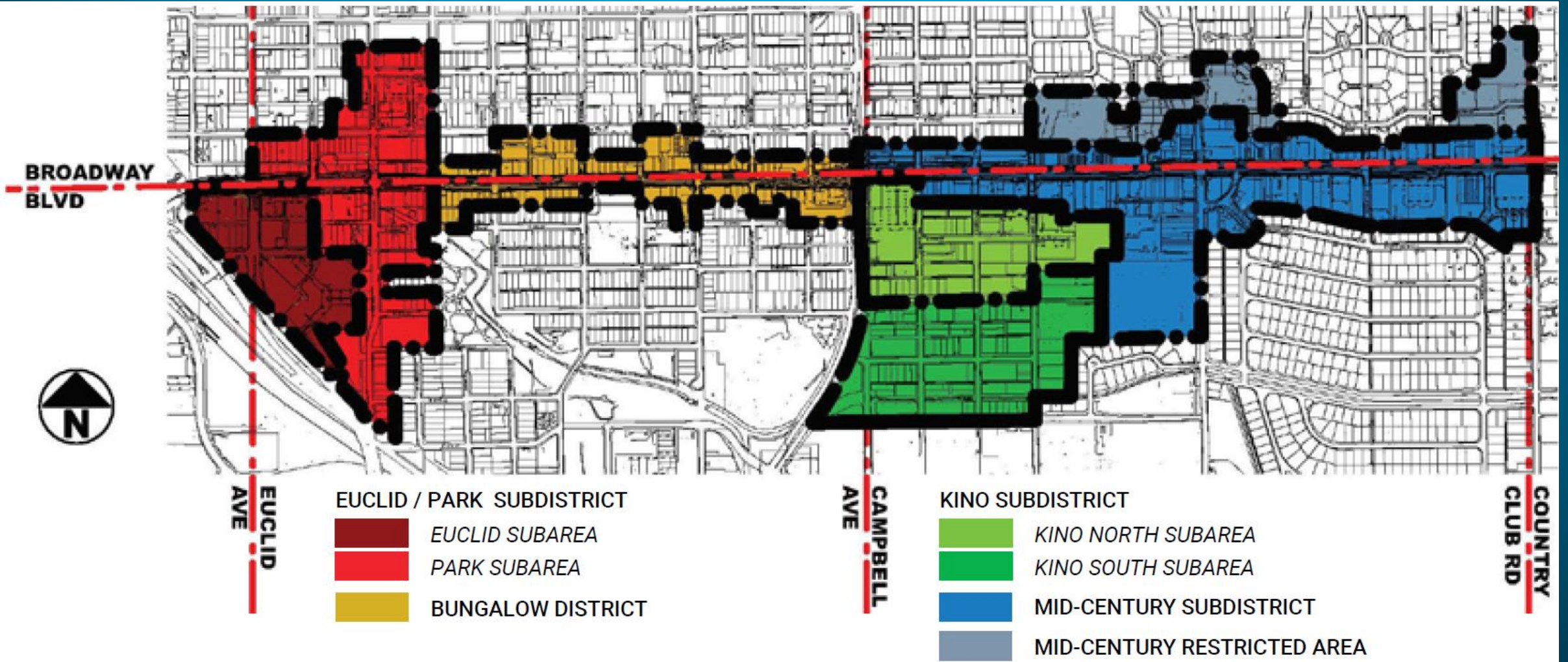
What is the Sunshine Mile District?

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.



What are your
Thoughts
Built
Environment
The Sunshine

Give us your thoughts
on a post-it

What are your
Thoughts about
Natural
Environment at
The Sunshine Mile?

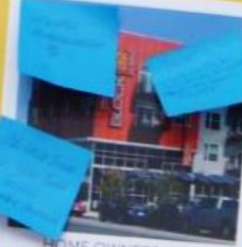
Give us your thoughts
on a post-it

What are your
Thoughts about
Economic
Goals at The
Sunshine Mile?

Give us your thoughts
on a post-it

What are your
Thoughts about
Social Goals at
The Sunshine Mile?

Give us your thoughts
on a post-it



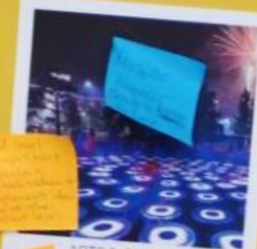
HOME OWNERSHIP &
AFFORDABLE HOUSING



LOCAL ECONOMIC
OPPORTUNITIES



SAFE COMMUNITY



ARTS & CULTURE



SUSTAINABLE FOOD



EDUCATED CITIZENRY

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.

ADOPTED BY THE
MAYOR AND COUNCIL

September 14, 2021

ORDINANCE NO. 11872

RELATING TO ZONING: AMENDING ZONING DISTRICT BOUNDARIES IN THE AREA SOUTH OF BROADWAY AND WEST OF CAMPBELL- IN CASE C9-20-11 - FROM R-2, O-3, C-1, C-2, C-3, I-1, I-2, P and PAD-39 TO URBAN OVERLAY DISTRICT (UOD) IN ORDER TO INCLUDE WITHIN THE BOUNDARY OF THE SUNSHINE MILE URBAN OVERLAY DISTRICT, ADOPTED ON JULY 7, 2021 AS ORDINANCE 11854, AND SETTING AN EFFECTIVE DATE.

WHEREAS, at a duly noticed public hearing on July 7, 2021, the Mayor and Council adopted Ordinance No. 11854, creating the Sunshine Mile Urban Overlay District (SMUOD) but excluding certain proposed areas south of Broadway and west of Campbell from the district; and

WHEREAS, at that same meeting the Mayor and Council continued the public hearing to August 10, 2021 and directed staff to engage in further community outreach to discuss whether those same excluded portions should be included in the SMUOD; and

WHEREAS, the public hearing was continued by the Mayor and Council on August 10, 2021 to September 14, 2021 to allow for further discussions on the excluded areas, which discussions have now been completed.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF TUCSON, ARIZONA, AS FOLLOWS:

SECTION 1. The zoning district boundaries in the area to include portions south of Broadway and west of Campbell are hereby amended from R-2, O-3, C-1, C-2, C-3, I-1, I-2, P and PAD-39 to Urban Overlay District (UOD), in order to include this area within

**SMD was adopted by
the Mayor & Council on
September 14, 2021**

PASSED,
Tucson, Arizona

ATTEST:

CITY CLERK

APPROVED

CITY ATTY

PG/lt
8/17/21

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*



SUNSHINE MILE NATIONAL HISTORIC DISTRICT

Listed in 2020



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

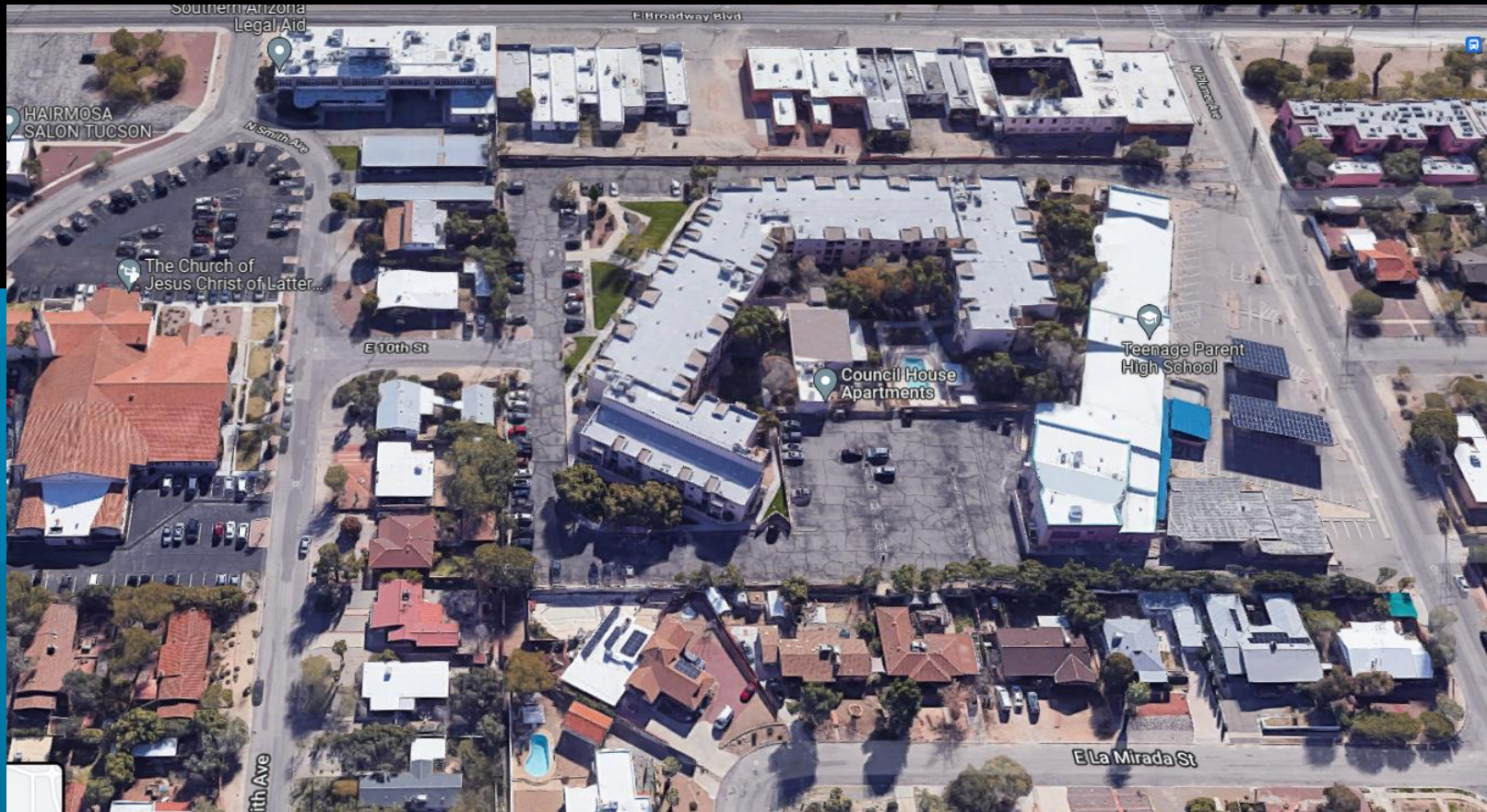
Projects that include affordable housing with below-market rents can qualify for additional density.

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.



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.



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

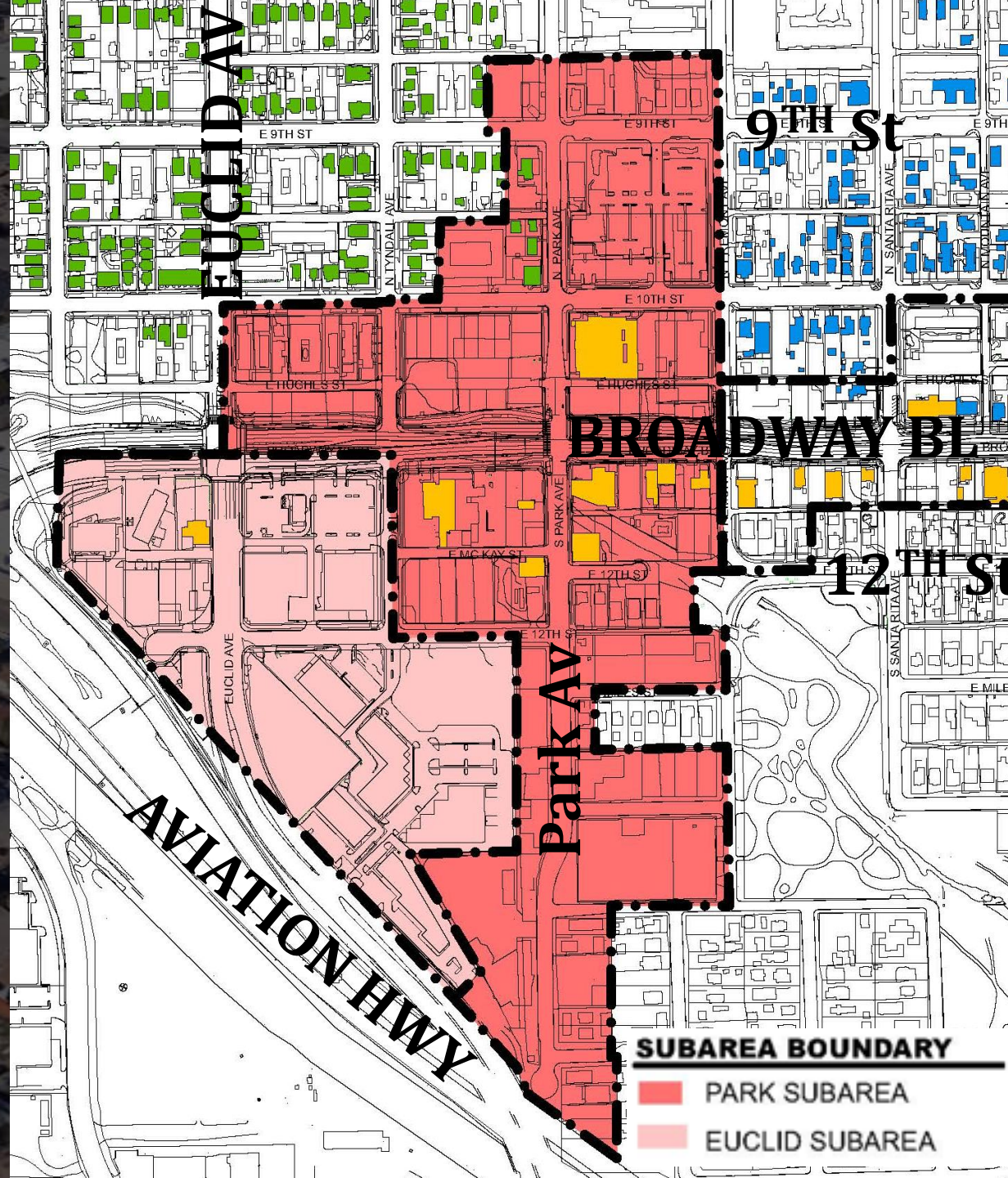


Euclid/Park Subdistrict

Building Height

- Park Subarea: 4 stories/54 ft*
- Euclid Subarea: 6 stories/75 ft

*2-story height incentive allowed north of 12th St if parking is vertically incorporated into the building, or a mobility hub is incorporated on the site.





Bungalow Subdistrict

Miles Exploratory
Learning Center

Building Height

3 stories/42 ft

*Can increase 2 stories/24 ft if parking is vertically incorporated into the building or a mobility hub is incorporated on the site.





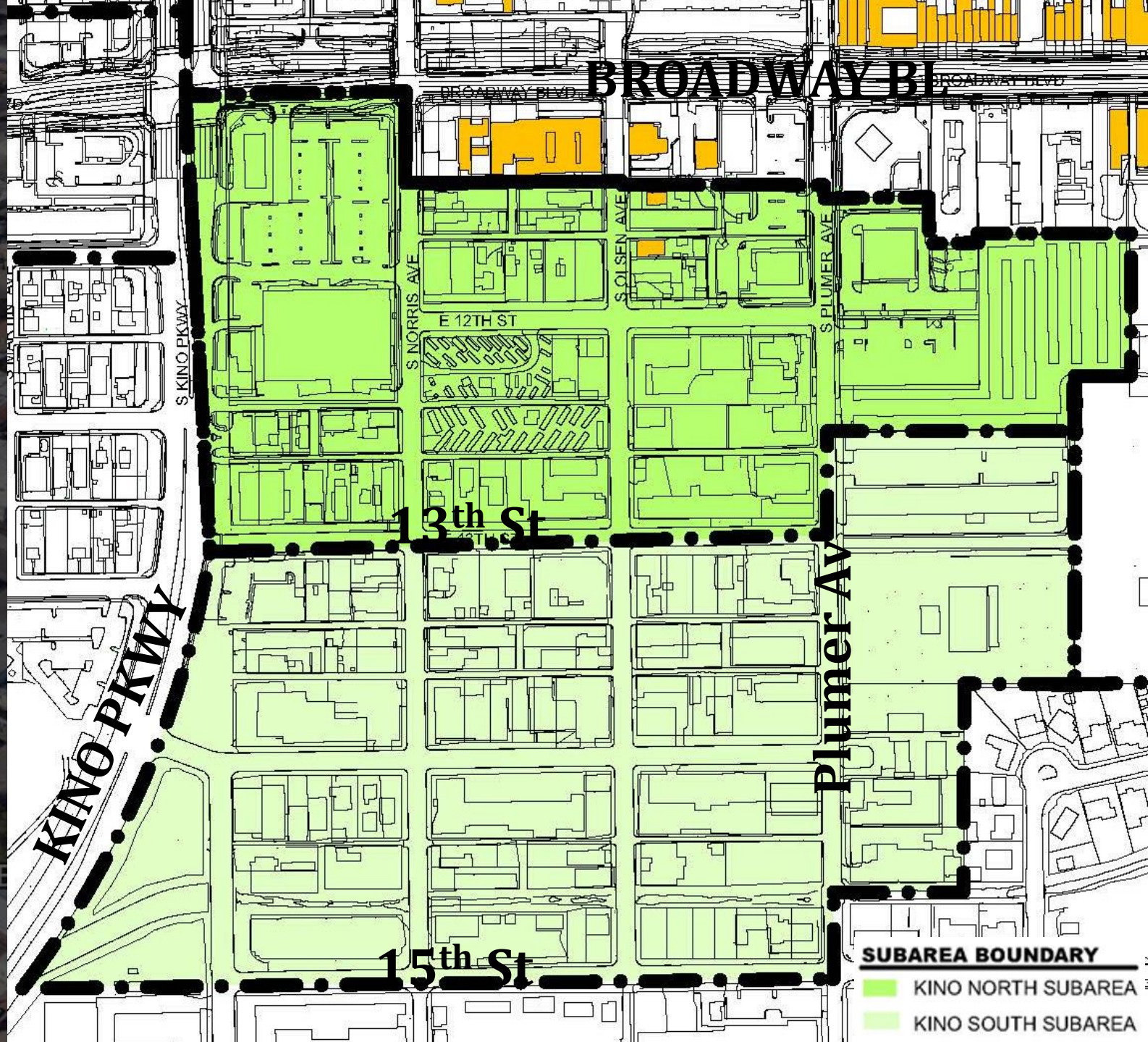
Kino Subdistrict

Building Height

Park Subarea: 4 stories/54 ft*

Euclid Subarea: 6 stories/75 ft

*2-story height incentive allowed north of 12th St if parking is vertically incorporated into the building, or a mobility hub is incorporated on the site.



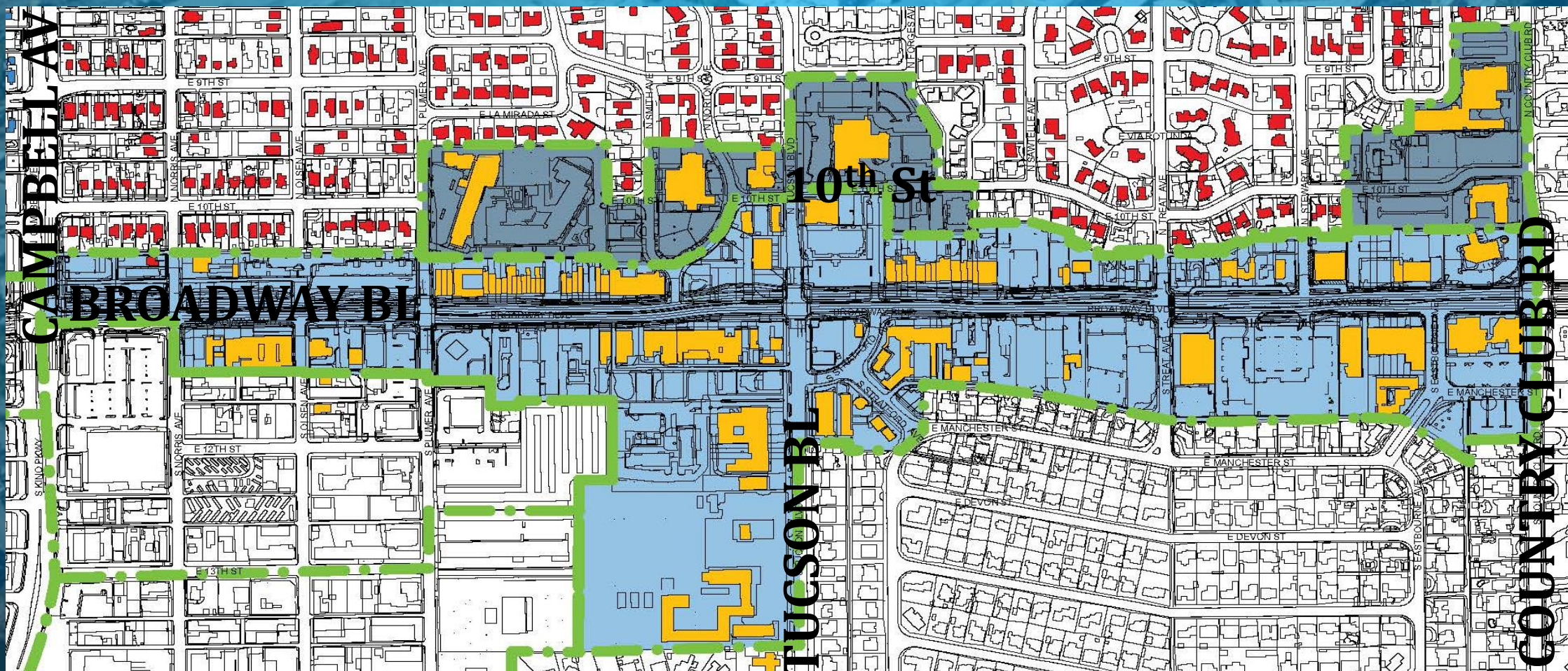


Mid-Century Subdistrict

Building Height: 4 stories/54 ft

Restricted-Use Area

- Certain uses such as bars are prohibited
- Hours are regulated



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 (PDSD)
- 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

PDSD 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)

PDSD Decision

PDSD Director reviews & makes decision.

Optional PDSD decision may be appealed to Mayor & Council

20 days of public comment occurs during this time

Design Professional Review Comments

Date: 8 April 2022

To: Maria Gayosso
Planning and Development Services
City of Tucson
201 N. Stone Avenue
Tucson, AZ 85701

From: R. Fe Tom, AIA
City of Tucson
Design Professional

Project: **Screwbean Brewing Company**
103 North Park Avenue
SMD-22-01

Re: **Sunshine Mile District Review Comments for Screwbean Brewing Company**

The purpose of this document is to show comments from my review of the Screwbean Brewing interior renovation. The project has been evaluated per the Sunshine Mile District (SMD) Overlay Option in accordance with UDC 5.13 Urban Overlay District (UOD). The Applicant has submitted District Application as required by Sunshine Mile District dated 3/24/2.

The project is located in Sunshine Mile District and lies within the Euclid/Park Subdistrict, Park. The property is designated as "contributing" to the Pie Allen Residential Historic District.

Sunshine Mile District (SMD)

Section III. Standards & Guidelines:

SECTION	OBSERVATION	COMMENT
B. Land Use	Food and Beverage Sales is an allowable use in the Park subarea per Table III.B.1.	Compliant
C. Affordable Housing	N/A	N/A
D. Streetscape Design		
1) Architectural Elements on the 1st, 2nd floors	N/A	N/A
2) Front Doors visible and highlighted.	Front door visibly identifiable at Park.	Compliant
3) Street Level Pedestrian Activity	Addition of outdoor seating and visible activity encourage pedestrian activity	Compliant
4) Sidewalk Connectivity	Existing sidewalks have been maintained. Outdoor patio seating along Park and 10th provided.	Compliant
5) Pedestrian Connections	Existing sidewalks have been preserved providing connectivity	Compliant
6) Perimeter Yard	N/A	N/A
E. Shade	Provide shade study demonstrating 50% shade compliance as outlined in this section.	Provide more information

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Date: April 8 2022
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F. Development Transition Standards	
1) Privacy Mitigation	N/A
2) Screening	N/A
3) Mitigation of Service Areas	
a. Service Areas	N/A
b. Nuisance Areas	No potential nuisance
c. Off-Street Loading	Identify off-street load compliance
d. On-site refuse collection	Identify location/meth collection/compliance Services Department
e. Loading Docks	N/A
f. Architectural elements	Landscaping is either incorporated.
4) Mitigation of Parking Facilities	Parking screened along existing landscaping.
G. Pedestrian Circulation	
1) Pedestrian plazas	N/A
2) Sidewalks	Existing sidewalk has with new sidewalk added
3) Outdoor seating	Additional outdoor patio and along 10th street
4) Sidewalks within Parking Structures	N/A
5) High visibility project uses	Primary entrance located are visible through large addition of new patios
6) Broadway Blvd	N/A
7) Mid-block pedestrian pass-through's	N/A
8) Alleyway Activation & Pedestrian Access	N/A
H. Mobility & Parking	
1) Vehicular Parking	None
2) Vehicular Parking Reductions	The applicant is required per this section: (Table III.H.2.) Nonresidential, individually listed property which may be Adaptive Reuse project for uses with parking (1) space/300 sq/ft. Applicant has provided including 2 ADA accessible
3) Shared Parking	N/A

SMD-22-01: 103 N Park Ave
Date: April 8 2022
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tac #21047

4) Parking Structures	N/A	N/A
5) Bicycle Parking	3 spaces required: 2 short term, 1 long term	Identify number of spaces provided
6) Mobility Hubs	N/A	N/A
7) Streets	None	Compliant
I. Landscaping		
1) Desert adapted plants	Incorporated at exterior patios alongside existing vegetation	Compliant
2) Landscape screening	N/A	N/A
3) Hardscape	New brick paver incorporated at street side patios adding variation and design treatment.	Compliant
4) Seating/Furnishing	Located in patios clear of pedestrian circulation.	Compliant
5) Water features	None	N/A
J. Open Space		
1) Provide open space	Complies	Compliant
2) Open Space design criteria	Provide information for compliance with this section IV.	The project appears to comply with requirements, however applicant shall verify and provide information within the application.
3) Open Space provisions	Seating, shade trees and outdoor seating areas provided	Compliant
4) - 8)	Demonstrate compliance with these sections.	Provide more information
K. Historic Preservation	Existing contributing structure with no alterations to the exterior of the building with the exception of signage.	Compliant
L.1-14. Signage	New painted signage is consistent with project design.	Compliant
M.1-21. Environmentally Conscious Design Practices	Project shall identify inclusion of ten (10) or more of practices prescribed in this section. They shall be identified within this application.	Provide more information.

End of Review Comments

This concludes my review, provide additional required information for Resubmittal.



Richard Fe Tom, AIA
COT Design Professional



180404 - Tucson Broadway Improvement Project

from Norris Design



**Broadway Blvd
Looking East
Proposed Condition**

**For more information on roadway improvements:
<https://dtmprojects.tucsonaz.gov/>**



MORE INFO:

SMD Document

www.tucsonaz.gov/files/integrated-planning/SMD_Document_FINAL_9-14-21.pdf

SMD Handout

www.tucsonaz.gov/files/pdsd/Process_Handouts/SMD_Handout_forWeb.pdf

Public Records of Projects

www.tucsonaz.gov/PRO/pdsd/

City of Tucson Planning & Development Services Department

www.tucsonaz.gov/pdsd

