



Bob Vint & Associates, Architects

## Urban Design Principles

### Adaptive Reuse of Existing Commercial Buildings

- A** Remodel and reuse existing historic commercial buildings that are built to the street front and define the space of the street corridor.
- B** Use alternative parking arrangements including:
- Closing an adjacent side street up to the first street that parallels Stone Avenue to provide angled parking.
  - Creating a centralized “parking/pedestrian plaza” mid-block, with special pedestrian-friendly paving, such as brick or pressed concrete, and trees for shade and visual relief. Storefronts should open onto this plaza as well as onto the street. The plaza should be more than a parking lot. It should be a pleasant place to be, whether at a sidewalk café or passing through on bike or foot or by car.
  - Locating small parking lots on vacant land nearby to avoid the feeling of a suburban strip mall.

- C** Create inviting pedestrian connections to neighborhoods, with views into the Mini-Plaza via tree-lined shaded walks.
- D** Seek businesses that cater to neighbors, students, and area employees, e.g., coffee shops, copy stores, CD/music stores, bookshops, restaurants, clothing stores, and larger specialty retail stores.

### Land Use Code Issues

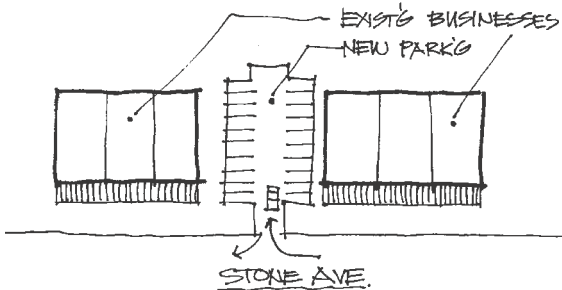
- Provide code flexibility through the creation of a “special district” for the Stone Avenue Corridor. (See Study Card titled *Economic Development*.)
- Reduce parking requirements by 25% to 33%, which is possible with increased use of alternative modes of transportation.
- Provide adjacent parking, e.g., located on side street or vacant lots.
- Increase allowable lot coverage to permit more intensive land use necessary for Mini-Plaza.
- Pursue land assembly and selective demolition to create necessary common space for Mini-Plaza.

# Adaptive Reuse Development Prototype

## Urban Design Concepts

### ● PARKING ALTERNATIVES

- REDUCE CITY PARKING REQUIREMENT ALONG STONE AVE.
- CREATE MID-BLOCK PARKING AREAS ON VACANT LAND.



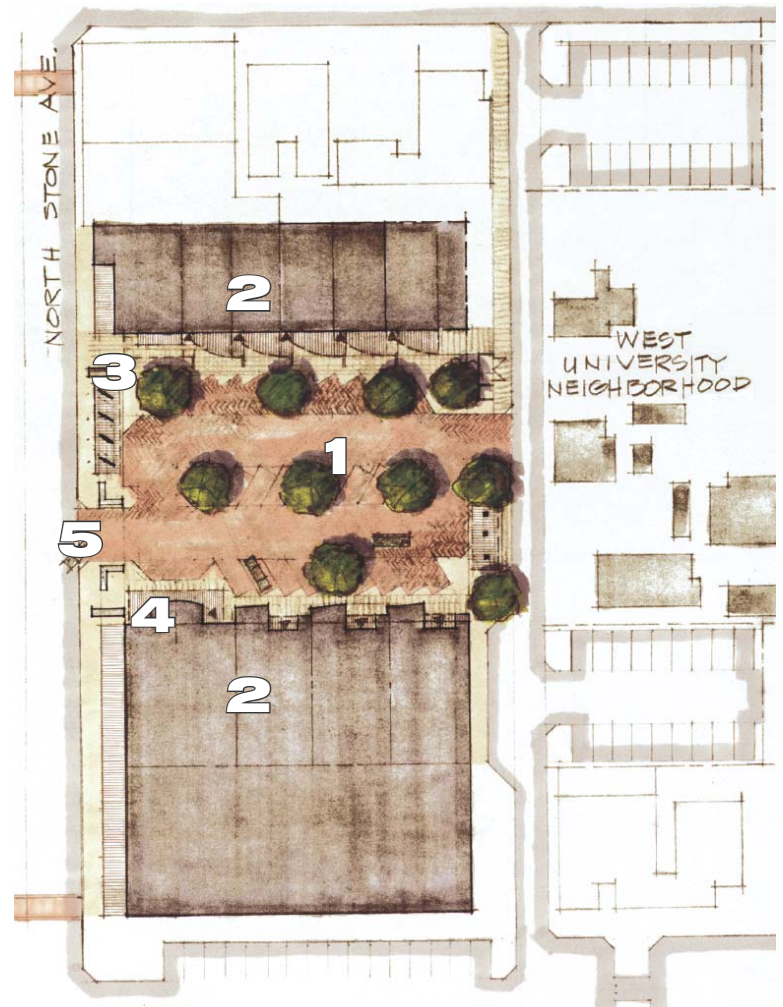
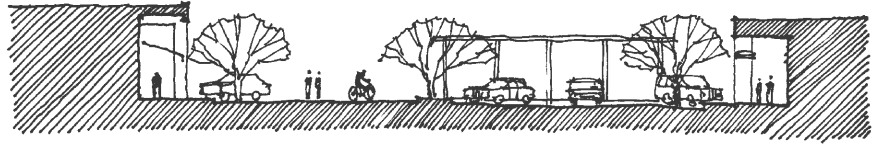
### Key Notes:

1. **Off-Street Parking** adjacent to new shops.
2. **Adjacent Parking** with necessary screening.
3. **Pedestrian-Friendly Plaza** with landscaping, paving, and ramada.
4. **New Shops** with services and merchandise oriented more to adjacent neighborhoods.
5. **Signage** along street and storefronts visible to vehicular traffic.

## Checklist For Mini-Plaza

- Pursue adaptive reuse of underutilized commercial space and adjacent vacant lots through creation of multi-use public spaces.
- Provide desirable public spaces with amenities such as shade trees, seating areas, and covered walks.
- Provide pedestrian linkages between Mini-Plaza and adjacent neighborhood.
- Create street edge/shaded sidewalks.

### ● BUILDING-PLAZA-BUILDING



Urban Mini-Plaza

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