

Stone Avenue Corridor Mixed-Use Infill Prototype Aerial Perspective Sketch.

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## 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 passive-solar 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.

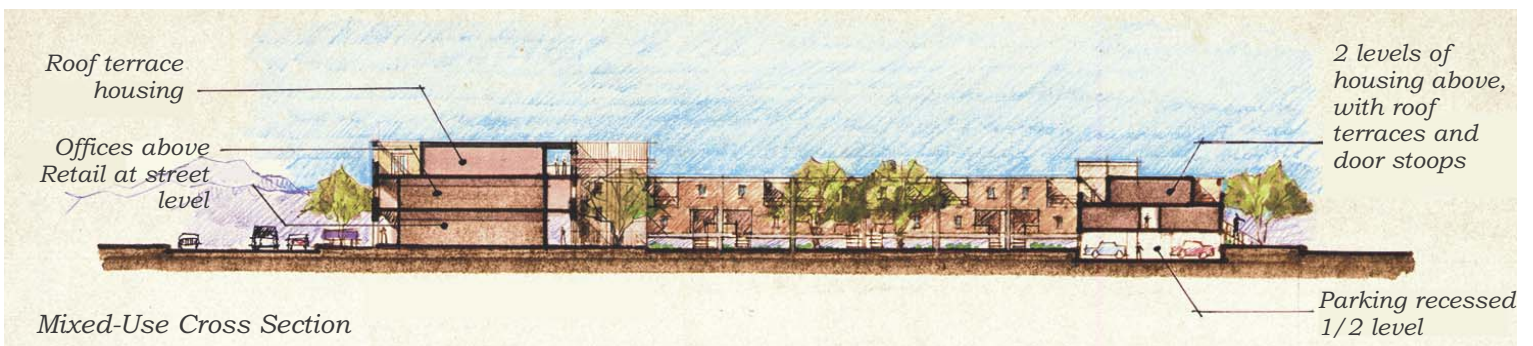
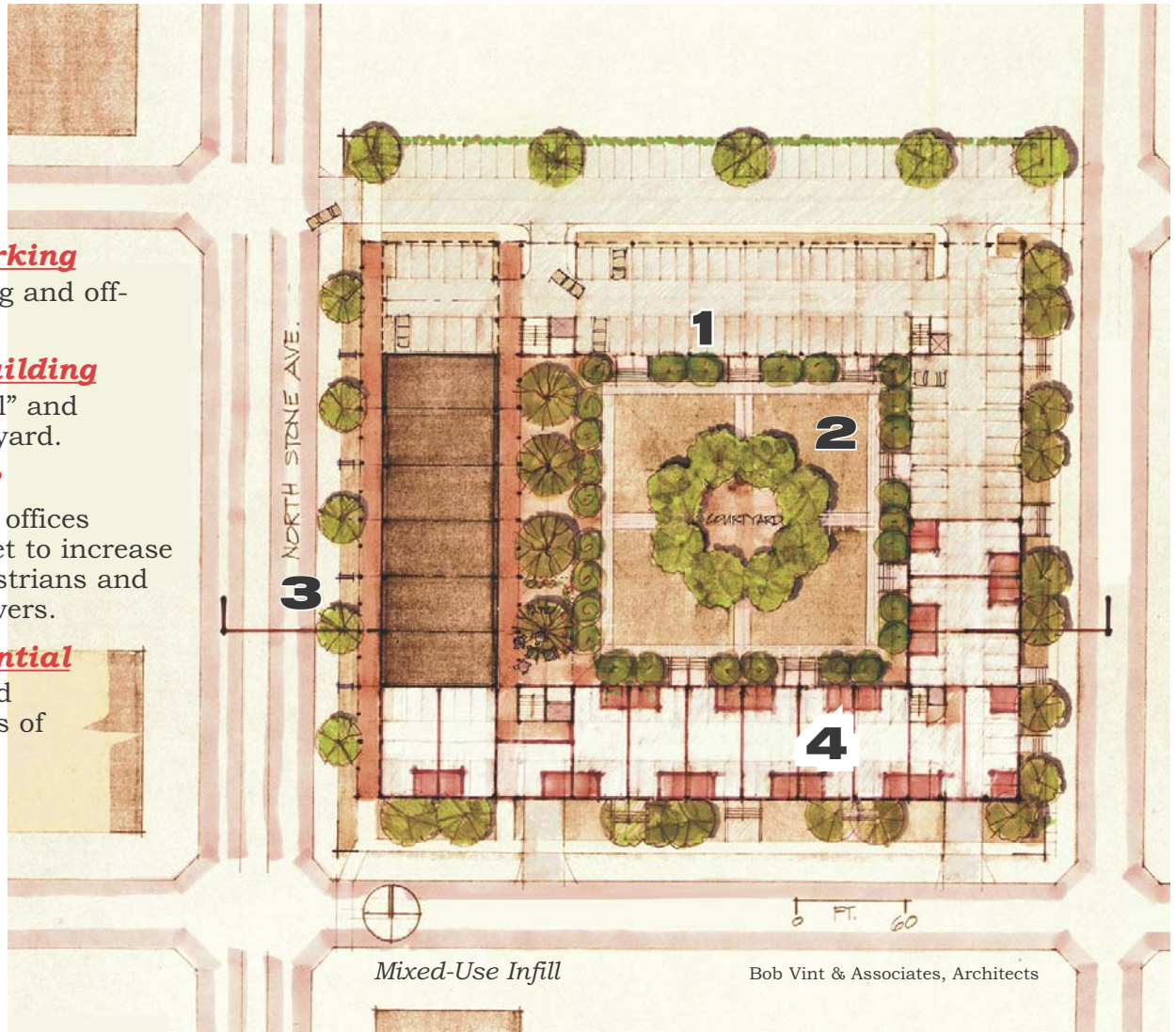
# Mixed-Use Development Prototype

## 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.

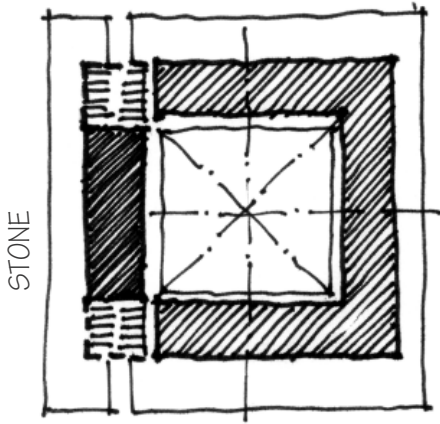
### Key Notes:

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.



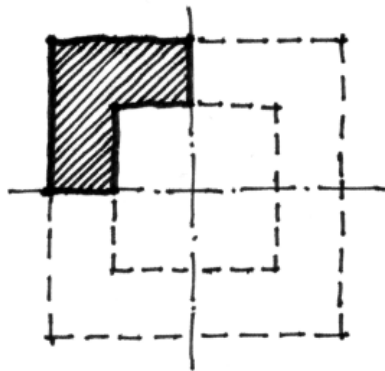
# Mixed-Use Development Prototype

## Variations of Prototype

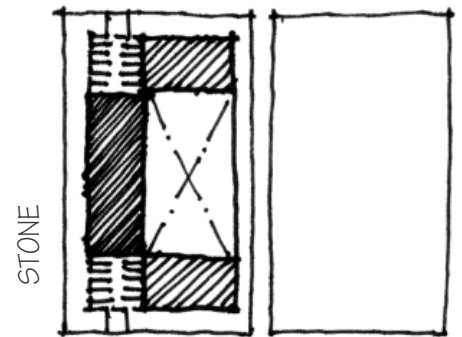


"COMPLETE" SCHEME  
FULL BLOCK, TYPE A OR B,  
ZONES 1 & 2

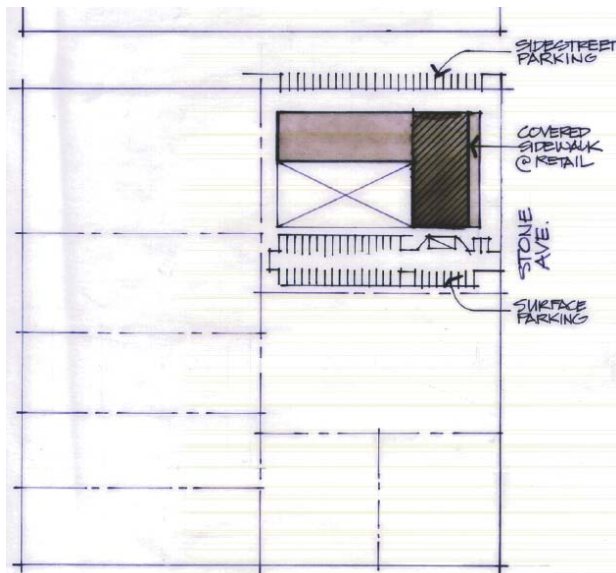
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DIVISION OF PROTOTYPE

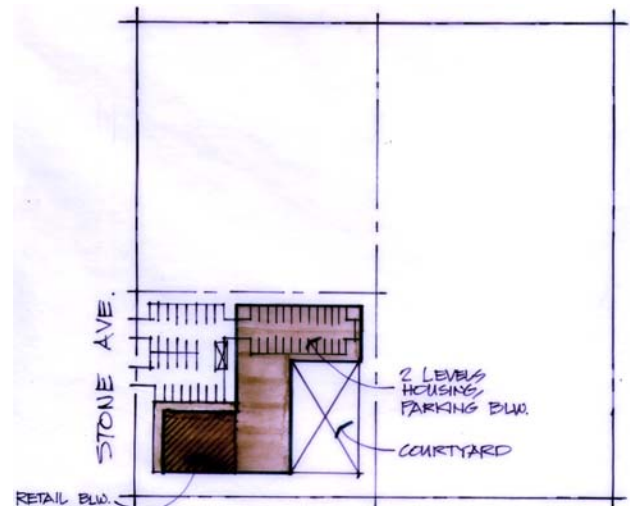


"PARTIAL" SCHEME  
1/2 BLOCK, TYPE A OR B,  
ZONES 1 & 2



"L" SHAPED SCHEME  
PARTIAL BLOCK, TYPE C,  
ZONE 3

### KEY



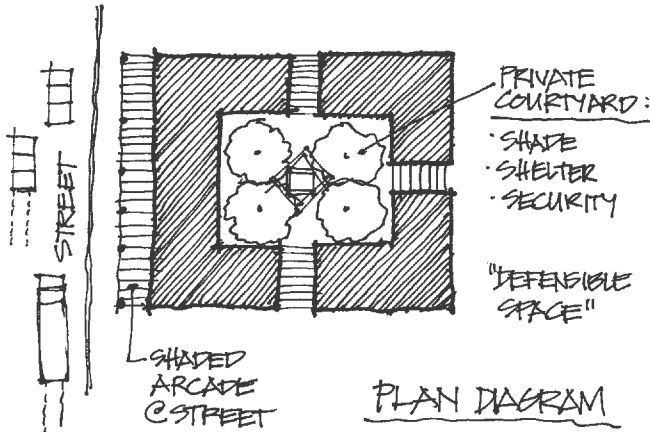
"OFF-SET" SCHEME  
PARTIAL BLOCK, TYPE C,  
ZONES 3 & 4

**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.)

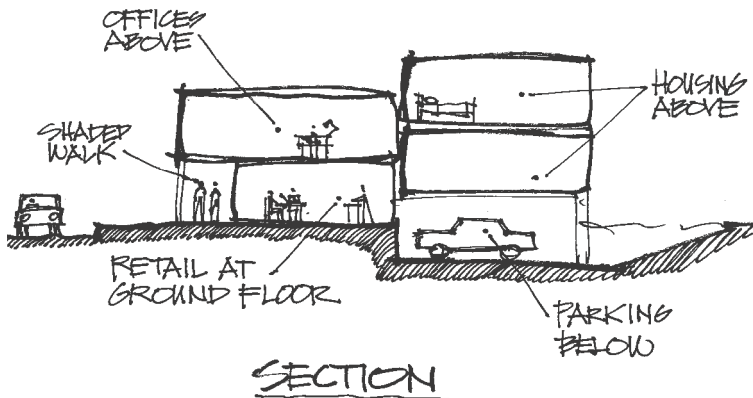
# Mixed-Use Development Prototype

## Urban Design Concepts

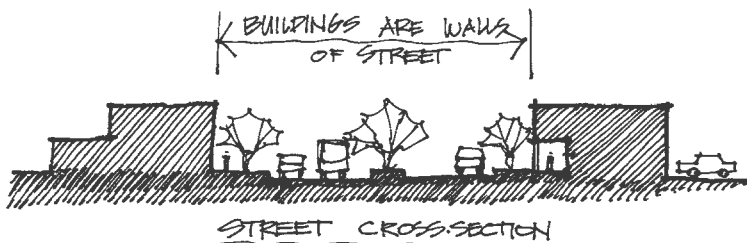
### ● CREATE URBAN LIVING ENVIRONMENTS



### ● MIXED-USE DEVELOPMENT



### ● DEFINE SPACE OF STREET



## 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.
- 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.

## 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.