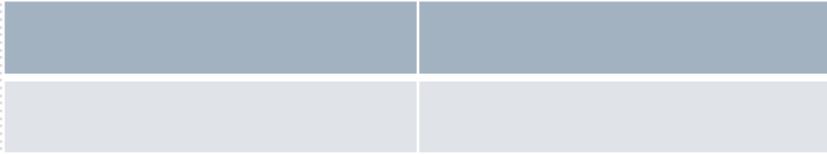
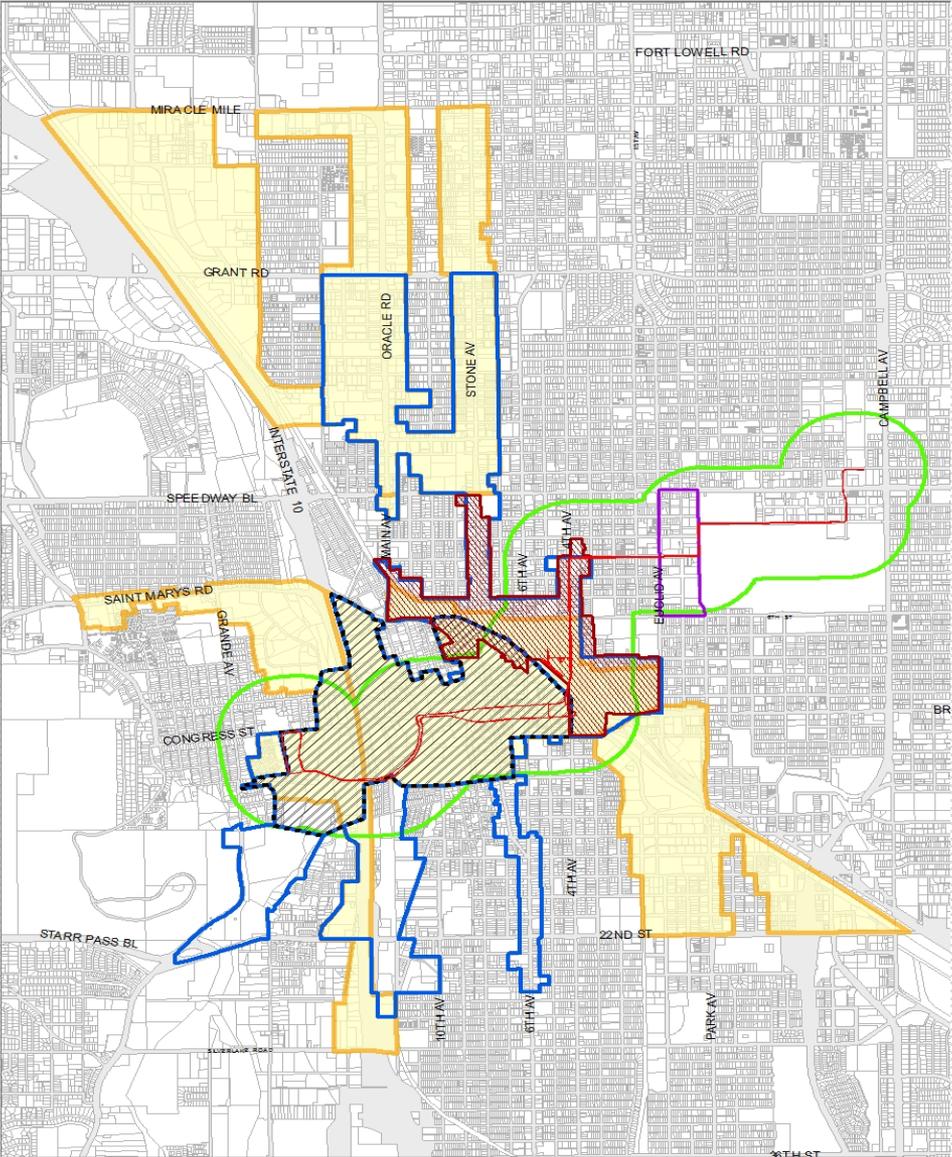


Infill Incentive District Revisions

Mayor and Council Study Session



Streetcar Land Use Plan Study Area and Downtown Gateway Redevelopment Plan Study Area



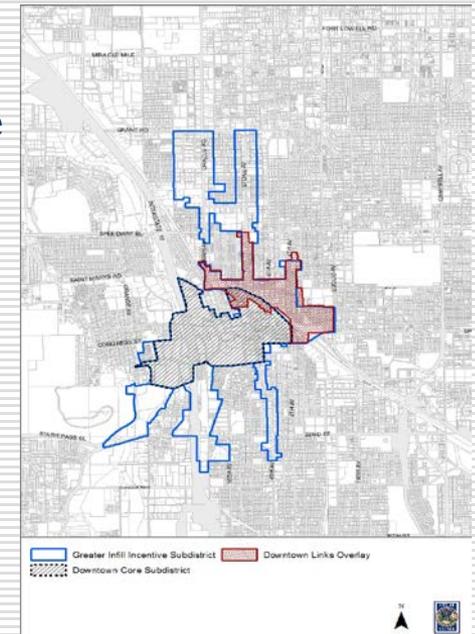
- Streetcar Route
- Streetcar Land Use Study Area
- Greater Infill Incentive Subdistrict
- Downtown Core Subdistrict
- Downtown Links Overlay
- Downtown Gateway Redevelopment District
- Main Gate District



Mayor and Council Direction

March 19, 2013

- **Give more prominence to neighborhood protection**
- **Clarify the role of formal commitments that run with the land**
- **Provide for an improved design review element**
- **Ensure the Infill Incentive District (IID) stays an incentive**
- **Look to not create redundancy with other overlays such as the proposed Downtown Links overlay and IID as is practical**
- **Work with the Streetcar Land Use Plan consultant team to ensure consistency with streetcar corridor planning**



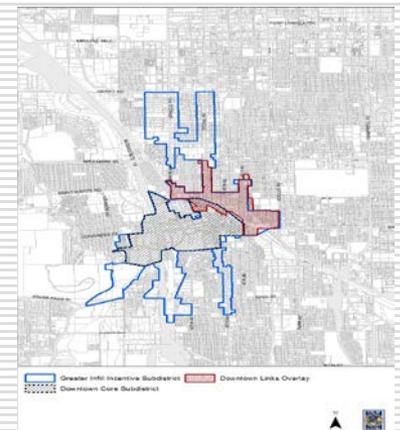
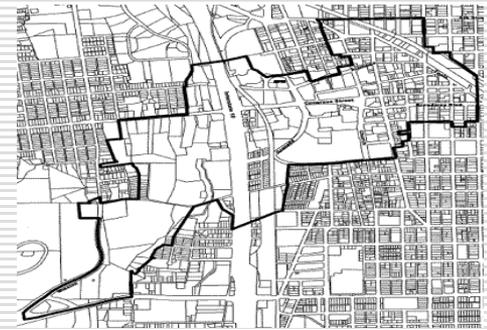
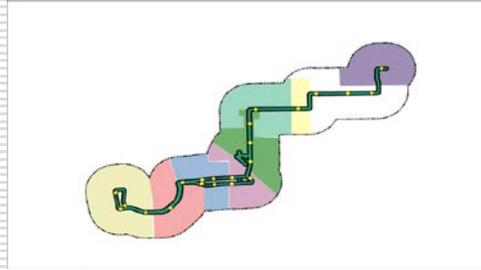
Planning Commission IID Revision Subcommittee

- Public Meetings were held from May through September 2013
- Commission asked PDS&D Director to form a Citizens Task Force to help staff prepare draft for the Subcommittee to review
- Task Force reviewed first IID Draft in September 2013
- Commission endorsed a consolidated approach to revising the IID in November 2013.



Project Consolidation

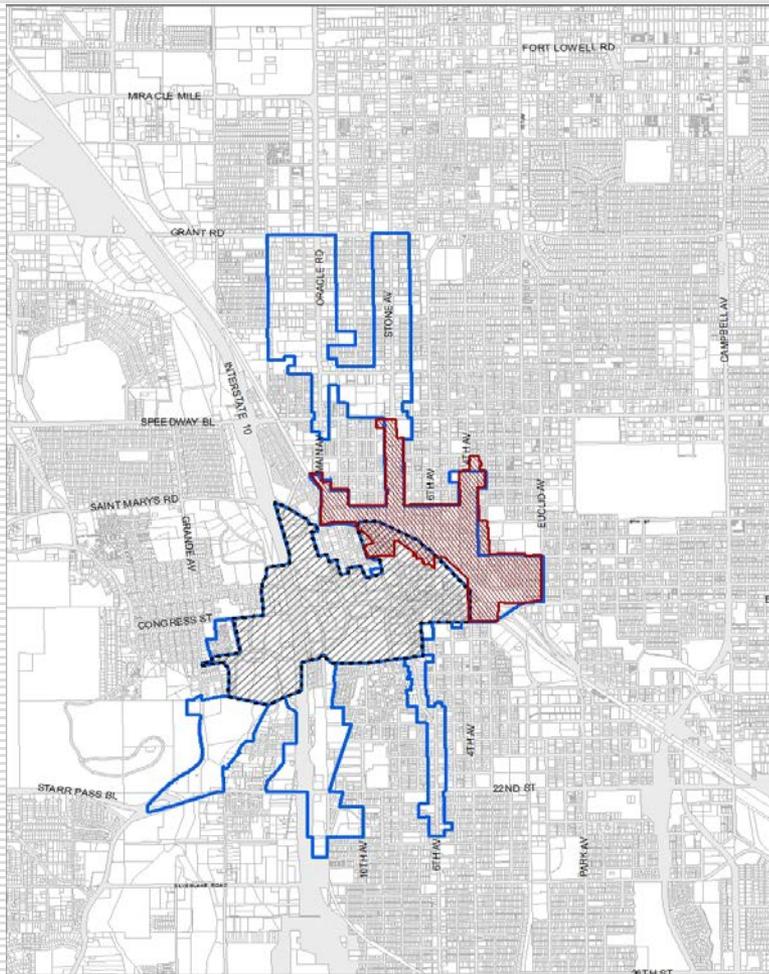
- Incorporate proposed Downtown Links Urban Overlay District into IID while developing a new sub-area 5 - (2011 - 2013).
- Per Streetcar Land Use Plan, consolidate Rio Nuevo District and Downtown Core— (2012-13).
- Per M/C direction, revise IID for neighborhood protection, etc – (2013).



Potential Three Infill Incentive District Sub-districts

- Greater
- Downtown Links
- Downtown Core (hybrid)

Goal - Coordinate administration, design, and historic preservation standards throughout the IID.



December 2013 Stakeholder Meetings

- Six meetings held
- Discussed the IID Draft
- Discussed consolidation and other issues raised at first Task Force meeting
- Discussed potential changes to the IID Draft



Timing Issues

- Using recent stakeholder input to develop a new draft
- In Downtown Links, consultant needs time to analyze Subarea 5, review other expansions, and do general fine tuning
- Rio Nuevo District and Downtown Core need to be consolidated
- Streetcar Land Use Plan helps coordinate recommendations from various projects
- Parking strategy is being constructed
- The IID sunsets on January 31, 2015.



Development and Design Issues Raised

- Adjacency
- Multiple-zoned lots
- Design Authority
- Historic Preservation
- Design Guidelines and Standards
- Minor and Major Design Review
- Mandatory Rio Nuevo and Optional Downtown Core
- Neighborhood Involvement
- Mitigation Plans and Commitments
- Group Dwellings
- Special Property Cases



What are the Next Steps?

- Mayor and Council endorsement of project consolidation
- Prepare a new draft for Task Force and Subcommittee review
- Set up next meetings in late March or early April
- Intend to have meetings for each group at least once a month.
- Intend to have a final draft for the Planning Commission by July 2014

