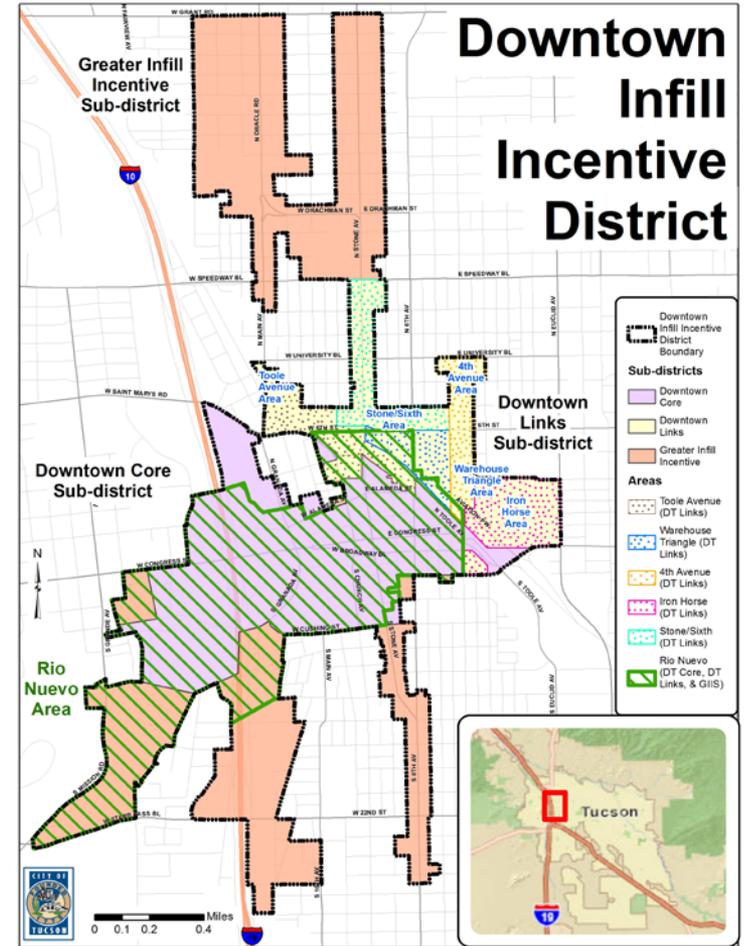
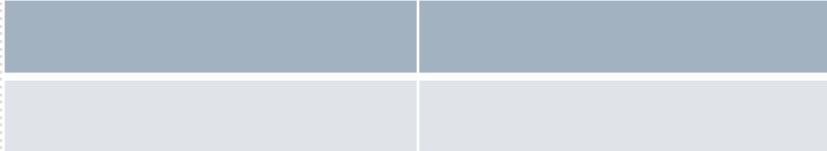
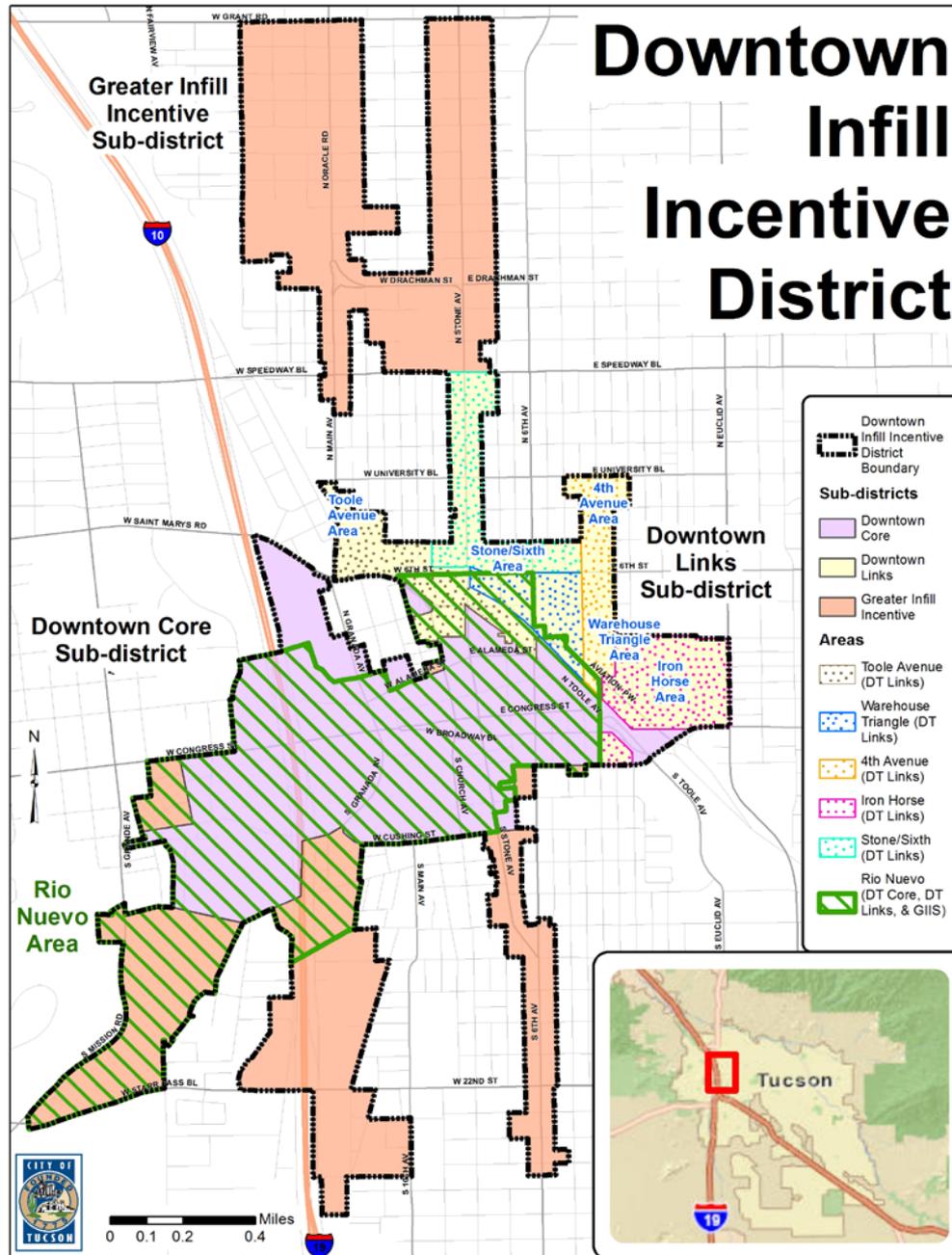


Infill Incentive District Revisions 2014



Downtown Infill Incentive District



Development and Design Issues Raised

- Adjacency
- Historic Preservation
- Design Authority
- Design Guidelines and Standards
- Minor and Major Design Review
- Neighborhood Involvement
- Overlay Consolidation (Rio Nuevo and IID)
- Mitigation Plans and Commitments
- Multiple-zoned lots
- Group Dwellings
- Special Cases



Next Steps

- October 15 - Planning Commission Study Session
Consider vote for public hearing on IID Draft
- October 20-27 – Additional meetings as needed
- November 17 – Neighborhood meeting in IID area
- November 19 – Study Session on IID Draft
- December 3 – Commission public hearing on IID item
- January – M/C public hearing on IID item
- January 31, 2015 - Current IID version sunsets



IID Draft Sections 5.12.(1 thru 7)

- 5.12.1 Purpose
- 5.12.2 Establishment
- 5.12.3 Definitions
- 5.12.4 Applicability
- 5.12.5 IID Submittal Requirements
- 5.12.6 Review and Approval
- 5.12.7 Rio Nuevo Area Standard
- 5.12.8 Optional IID Standards



IID Draft Sections 5.12.(1 thru 16)

- .1 Purpose
- .2 Establishment
- .3 Definitions
- .4 Applicability
- .5 IID Submittal Reqs
- .6 Review and Approval
- .7 RNA Standard
- .8 Optional IID Standards
- .9 Greater Sub-district Standards
- .10 Downtown Core Standards
- .11 Downtown Links Standards
- .12 Toole Ave Area
- .13 Warehouse Triangle Area
- .14 Fourth Ave Area
- .15 Iron Horse Area
- .16 Stone/Sixth Area
- Art. 11 Definitions



Downtown Links Sub-district Sec.5.12.(11 thru16)

- .11 Downtown Links Standards
- .12 Toole Ave Area
- .13 Warehouse Triangle Area
- .14 Fourth Ave Area
- .15 Iron Horse Area
- .16 Stone/Sixth Area



LEGEND

- 1. Toole Avenue Area
- 2. Warehouse Triangle Area
- 3. 4th Avenue Area
- 4. Iron Horse Area
- 5. Stone/Sixth Street Area

- Downtown Links Subdistrict
- Downtown Links Roadway (Under Construction)

SCALE: 1" = 1000'



Downtown Link Sub-district Basics

- Form-based code-style standards (tables with graphics)
- Sub-district divided into five Areas some with nine distinct Sub-areas
- Design standards apply to nine Sub-areas and one Area (Warehouse Triangle)

Building placement

Building height

Open space

Building massing

Parking



Downtown Links Areas and Sub-areas with Standards

- Toole Area
 - Toole Sub - Standards
 - UA Annex Sub- Standards
 - El Presidio Sub- Standards
- Warehouse Triangle Area- Standards
- Fourth Avenue Area
 - Fourth Avenue Historic Sub- Standards
 - Fourth Avenue Sub- Standards
- Iron Horse Area
 - Iron Horse Mixed Use Sub- Standards
 - Iron Horse Residential Infill Sub- Standards
- Stone/Sixth Area
 - Stone Sub- Standards
 - Sixth Street Sub- Standards



Changes in the October Draft



October 15, 2014

October IID Issues

- Downtown Links/Downtown Core - Parking
- Visual Access
- Stone/Sixth Area Visual Access
- Warehouse Triangle Area/El Presidio Sub- area Building Height
- Armory Park in an Iron Horse Sub-area
- Uses in the Downtown Links
- Group Dwellings as an M/C Special Exception in IID



IID Draft

Changes from July to September



General Issues

- **Neighborhood Meeting Process** –
 - Audio recording not necessary?
 - Applicant creates meeting notes and have N’hood Ass’n review and send in their comments?
 - Minor reviews require N’hood meeting?
 - Need some type of on-going liaison as a public involvement plan – require monthly updates to N’hood Ass’n
- **HPZ Precedence** –
 - Need to spell out full HPZ applies in IID/HPZ overlap areas
 - Do or do not allow IID flexible option in HPZ or contributing structure demolition cases?
 - Vacant lots in HPZ, what should be done?
 - Can re-use be incentivized by IID?
- **Contributing Structures in the IID but outside an HPZ** –
 - Do or do not allow IID flexible option in HPZ or contributing structure demolition cases?
 - Require HPZ demolition process with M/C approval or some other procedure especially properties like those in D-Links Warehouse area?
 - Can re-use be incentivized by IID?
- **Group Dwellings** –
 - M/C Special Exception but not in the Downtown Core?
 - Height and size criteria in IID limit Group Dwellings adequately or not?
 - Should we clarify different use types i.e, student rentals and senior citizen types?



IID's D-Links Proposed Draft Changes

9-30-14

- Ground floors - prefer commercial but allow residential to encourage street activity.
- Graphic figures are illustrative.
- UA Annex -100 residential units per acre is the maximum density.
- Downtown Links Building Heights -
 - Toole -125' to 75', Warehouse – 125' / Fourth Ave – 50' after street setback/ Iron Horse - street 25', midrise w setback 40'/ Stone –Sixth – 90'



Historic Preservation – Sec. 5.12.6.E

- Inside HPZ and IID– HPZ prevails.
- Development within an HPZ may use IID option if no de-listing occurs and only for underlying zone's uses.
- Development next to HPZ boundary goes to Historic Commission for recommendation.
- Development next to an historic structure in or out of HPZ goes to Historic Commission for recommendation.
- Demolitions or de-listing may not use IID optional zoning.
- Outside an HPZ, a new development may use the IID's building heights and cannot be reduced only because of proximity to a historic structure.
- Redevelopment projects must check with Historic Preservation Office on eligibility status of structure.

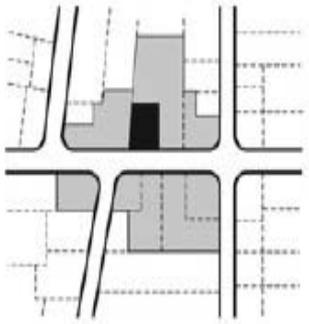


Adjacency

Adjacency – has a graphic that was based on the HPZ development zone. The new graphic clarifies the affected adjacent properties.

Previous

Current Proposal



Adjacent Properties

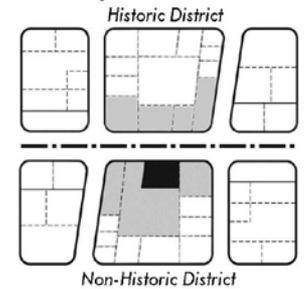
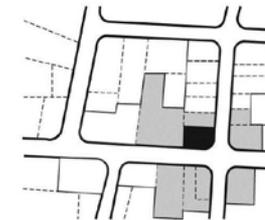
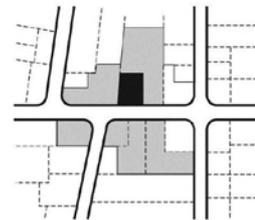
Subject Property

Historic District Boundary

Interior Lot

Corner Lot

Boundary Lot



Parking in the IID Draft

Current Parking-

- **Greater – 25% reduction, lease off-site spaces, agreement with ParkWise, Individual Parking Plan for all GIIS uses.**
- **Downtown Core – No requirements**

Under Consideration -

- **1. Waive all commercial and residential in D-Links and D-Core but with IPP for residential?**
- **2. OR - Waive 60% commercial parking in D-Links and D-Core?**
- **3. Require residential uses - one space per one unit in D-Links and D-Core or IPP?**
- **4. Allow limited residential parking in public garage with City Manager approval?**
- **5. Consider greater building height for public parking?**

Issues -

- **Resolve disparity between Downtown Links and Downtown Core parking. Leave GIIS as is.**
- **Streetcar Corridor surface parking lots are development opportunity areas.**
- **Need to plan for parking structures and reduce car storage in these areas.**
- **Residential Use - no public garages for residential uses - require a parking analysis, parking plan and vehicular reduction program.**
- **Commercial Use –with 60% reduction – allowr on-site, leased off-site, ParkWise agreement or in-lieu-of fee per space.**



Proposed IID Parking Standards in the DCS and DLS

- **GIIS** - GIIS still 25% reduction, IPP, off-site lease and, if practical, an agreement with ParkWise.
- **DLS and DCS** –
 - Commercial parking waive in DLS and DCS but supplied amount must adhere to design standards, adequate bicycle parking, arrangement with on-street parking, off-site leasing, accessible locations.
 - Residential parking require 1 space per unit and a vehicular reduction plan and must adhere to design standards. Or only require an IPP showing how ‘market rate’ parking would work.



IID Parking Agreement

- Allow **Special Agreement** - City considers a project to have significant economic development value for the Sub-district.
- Long-term residential parking – allow some percentage of long-term residential parking in a public garage.
- Surface lots - allow some parking in a surface lot where it is impractical to locate it elsewhere and not detrimental to surrounding properties and the City.
- Have special review by PDSD, Design Professional, and ParkWise/TDoT
- Have approval by the City Manager.



Changes to Design Review Committee and Neighborhood Involvement

- Clarify IID Design Review Committee quorum modeled on Main Gate District standard. Sec. 5.12.6.I
- Applicant is required to give periodic updates on the development to affected neighborhood associations. Sec.5.12.6.B



Minor Changes to the IID Draft

- Section 5.12.1 *Purpose* – reflects historic preservation and promotion of compatibility with existing surroundings.
- Section 5.12.2 *Establishment* – Minor clarification on mandatory and optional provisions.
- Section 5.12.4 *Applicability* – Clarification that ‘change of use’ clarification for Rio Nuevo Area noting that when not using the optional IID zoning the current Rio Nuevo provisions apply.
- Section 5.12.7 *Mandatory Rio Nuevo Area Standards* – Clarification for Rio Nuevo reviews that Design Review Board continues to review applications not using optional IID zoning.



Background Information



October 15, 2014

Downtown Core Sub-district Sec.5.12.10

- *Permitted Use* – Same as GIIS, Uses allowed in all zones **including Industrial zones**
- *Building Height* – 60 feet, **I-zones 75 feet**
- *Setbacks* – Exempt from Major Streets
- *Exemptions* – Lot size, lot coverage, setbacks
- *Parking* – **Waive commercial and residential parking with vehicular reduction plans. Allow some exceptions to parking design.**
- *Solid Waste* – Agreement with Environmental Services



Downtown Link Sub-district Basics

- Sub-district divided into six Areas some with nine distinct Sub-areas
- General Standards –
 - visual access,
 - historic, loading, landscaping,
- Infill use table
- Design standards for each Area/Sub-area
 - Building placement
 - Building height
 - Open space
 - Building massing
 - Parking - consolidate as much as is practical

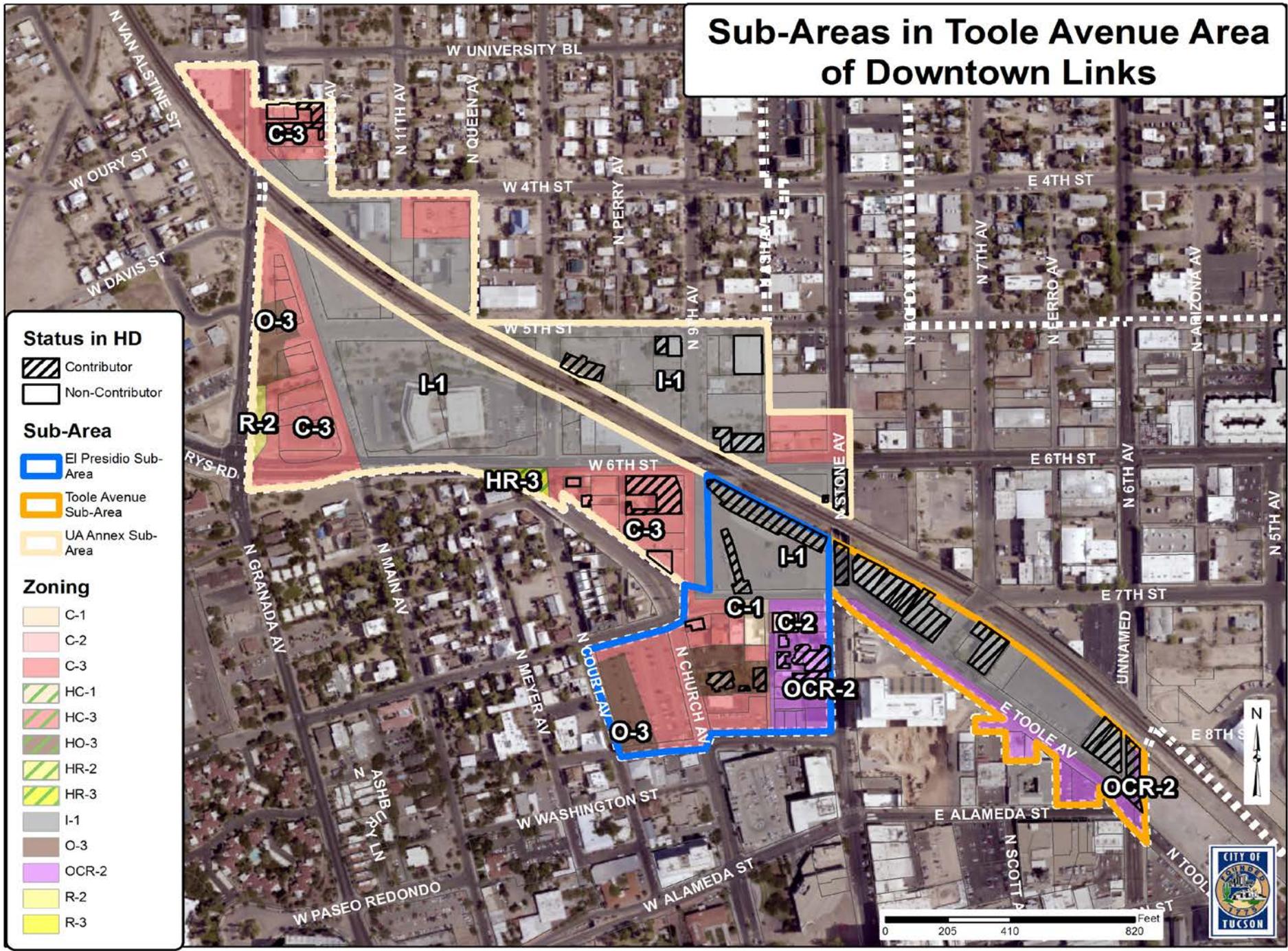


Issues in Downtown Links Sub-district

- Simplify parking standards to apply to both D-Links and D-Core.
- Consolidate historic preservation in 5.12.6.E
- Keep building heights and standards recommended but increase Warehouse Triangle Area and in Toole area ‘platform site’ parcel from 125’ to 160’
- Has visual access and solar exposure – consider exceptions
- Clarify ground floor uses.
- Clarify graphics purpose.



Sub-Areas in Toole Avenue Area of Downtown Links



Status in HD

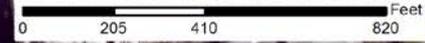
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-  Non-Contributor

Sub-Area

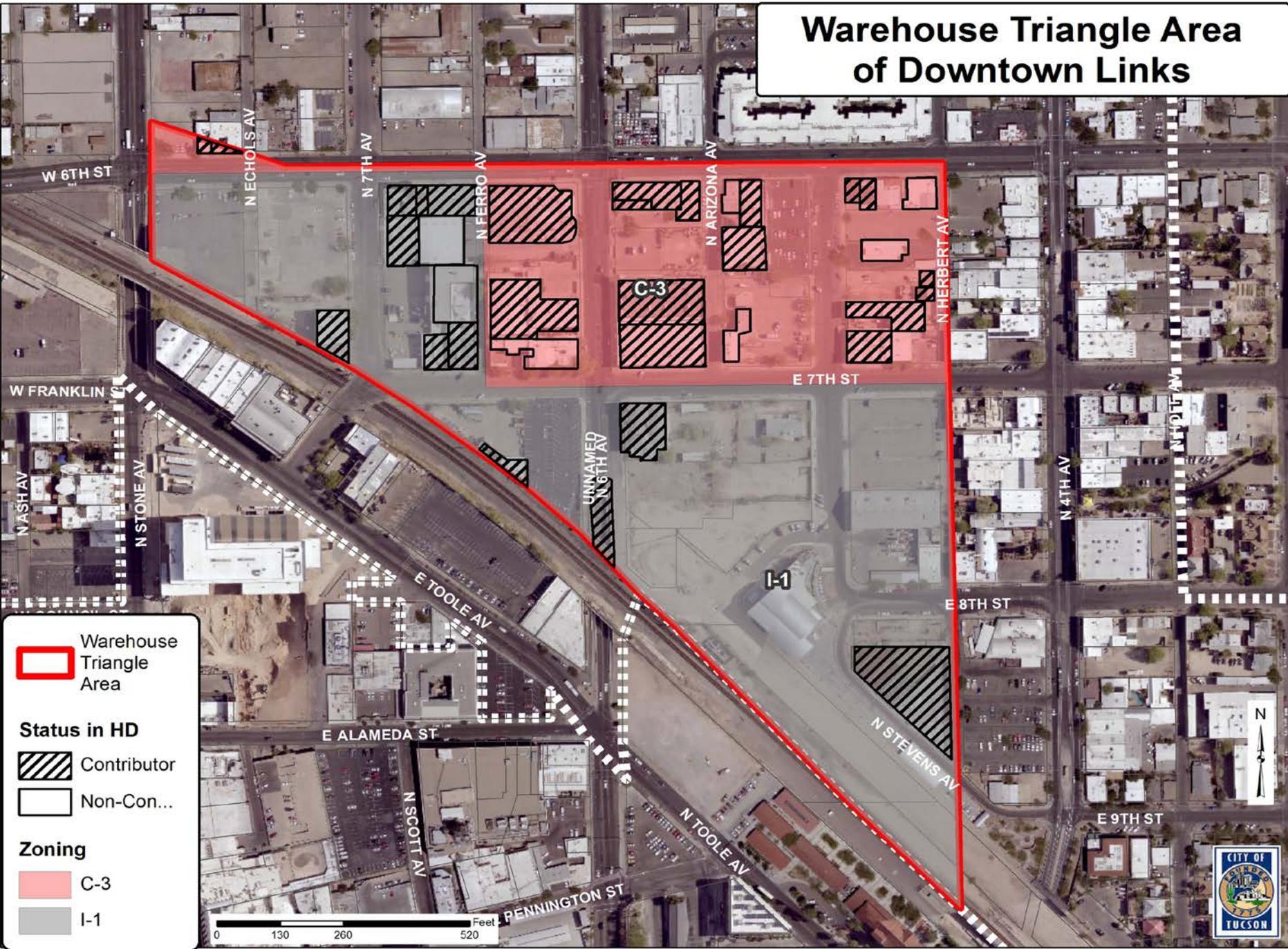
-  El Presidio Sub-Area
-  Toole Avenue Sub-Area
-  UA Annex Sub-Area

Zoning

-  C-1
-  C-2
-  C-3
-  HC-1
-  HC-3
-  HO-3
-  HR-2
-  HR-3
-  I-1
-  O-3
-  OCR-2
-  R-2
-  R-3



Warehouse Triangle Area of Downtown Links



IID Draft – Sections 5.12.(8 thru 16)

- 8 Optional IID Standards
- 9 Greater Sub-district Standards
- .10 Downtown Core Standards
- .11 Downtown Links Standards
- .12 Toole Ave Area
- .13 Warehouse Triangle Area
- .14 Fourth Ave Area
- .15 Iron Horse Area
- .16 Stone/Sixth Area



Optional IID Zoning Standards –Sec.5.12.8

- *Streetscape* – Pedestrian orientation, [Per new Streetscape Manual], Shade
- *Development Transition* – Setbacks, Building bulk reduction in GIIS, Mitigate service areas, parking areas.
- *Alternative Compliance* – in support of best urban design practices
- *Multi-zoned Flexibility* – in support of improved design
- Consider use of *Urban Design Reference Manual* as best practice design guideline



Greater Sub-district Sec.5.12.9

- *Permitted Use* – Infill related, non-car-oriented
- 25% parking reduction, lease off-site, ParkWise agreement, Individual Parking Plan all GIIS uses.
- *Building Height* – **60 feet** per transition standards
- *Setbacks* – May be reduced per Major Streets and safety
- *Loading /Landscaping* – Allow **prevailing historic setback**

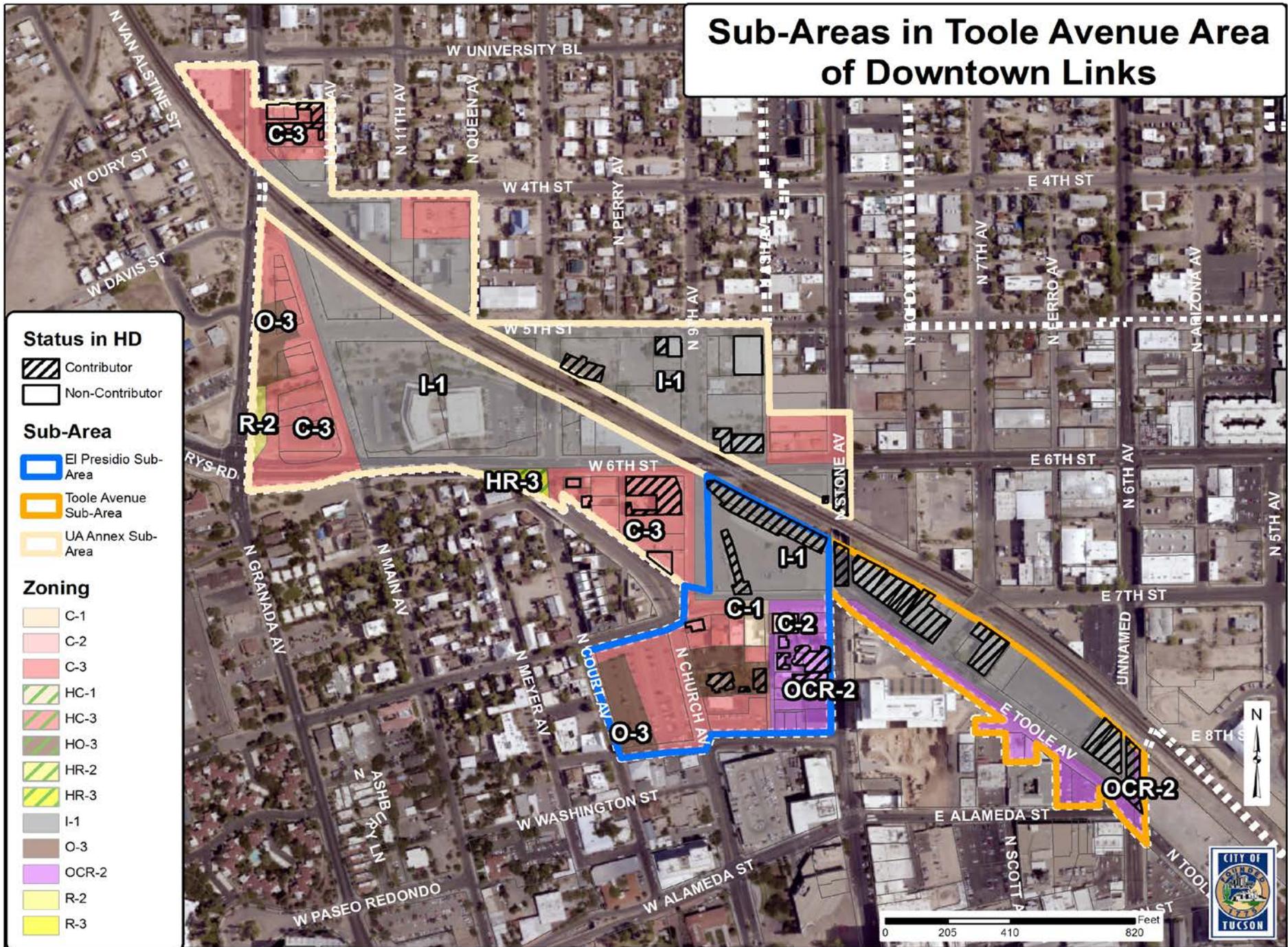


IID Maps



October 15, 2014

Sub-Areas in Toole Avenue Area of Downtown Links



Status in HD

-  Contributor
-  Non-Contributor

Sub-Area

-  El Presidio Sub-Area
-  Toole Avenue Sub-Area
-  UA Annex Sub-Area

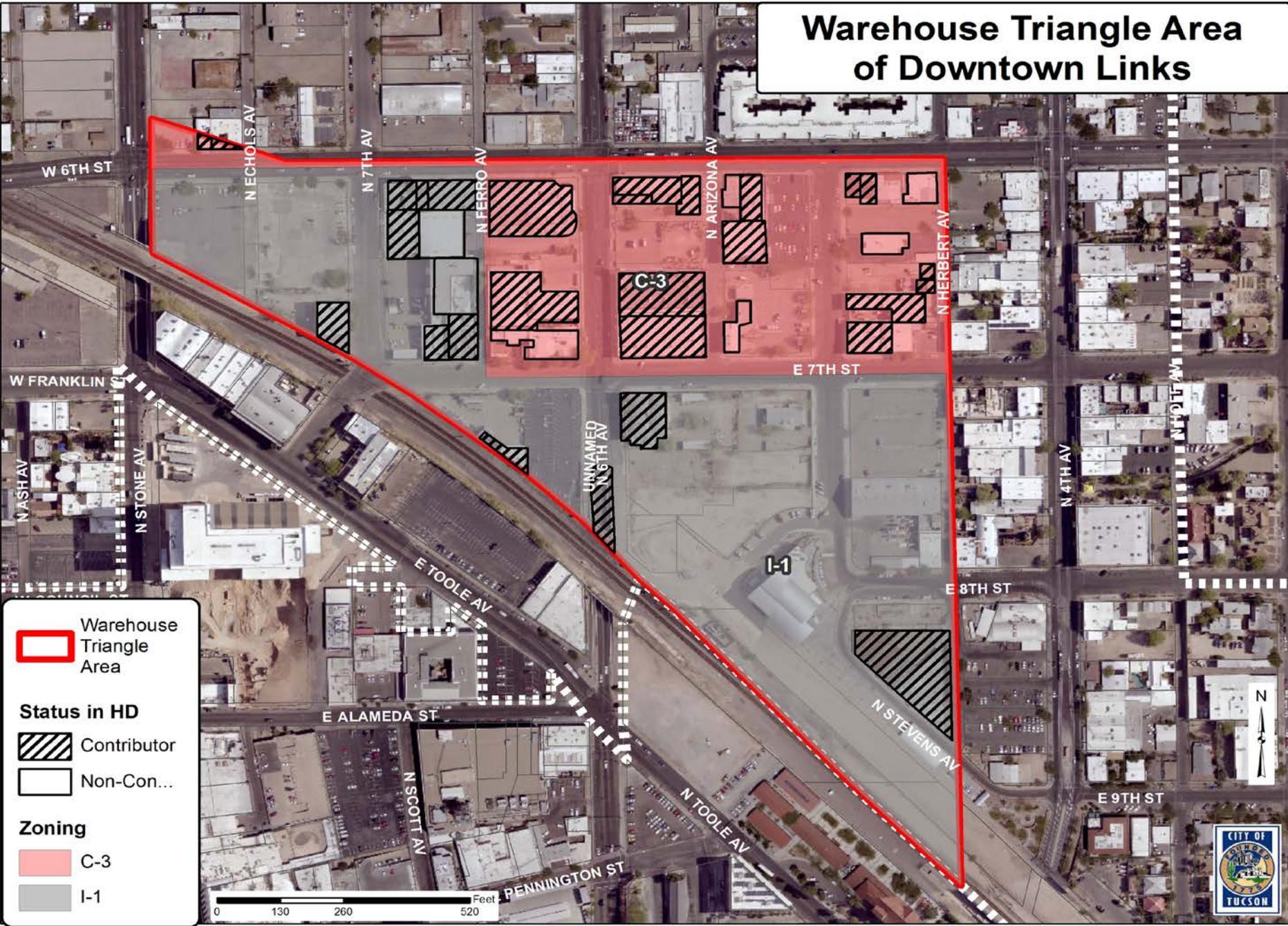
Zoning

-  C-1
-  C-2
-  C-3
-  HC-1
-  HC-3
-  HO-3
-  HR-2
-  HR-3
-  I-1
-  O-3
-  OCR-2
-  R-2
-  R-3

0 205 410 820 Feet



Warehouse Triangle Area of Downtown Links



 Warehouse Triangle Area

Status in HD

 Contributor
 Non-Con...

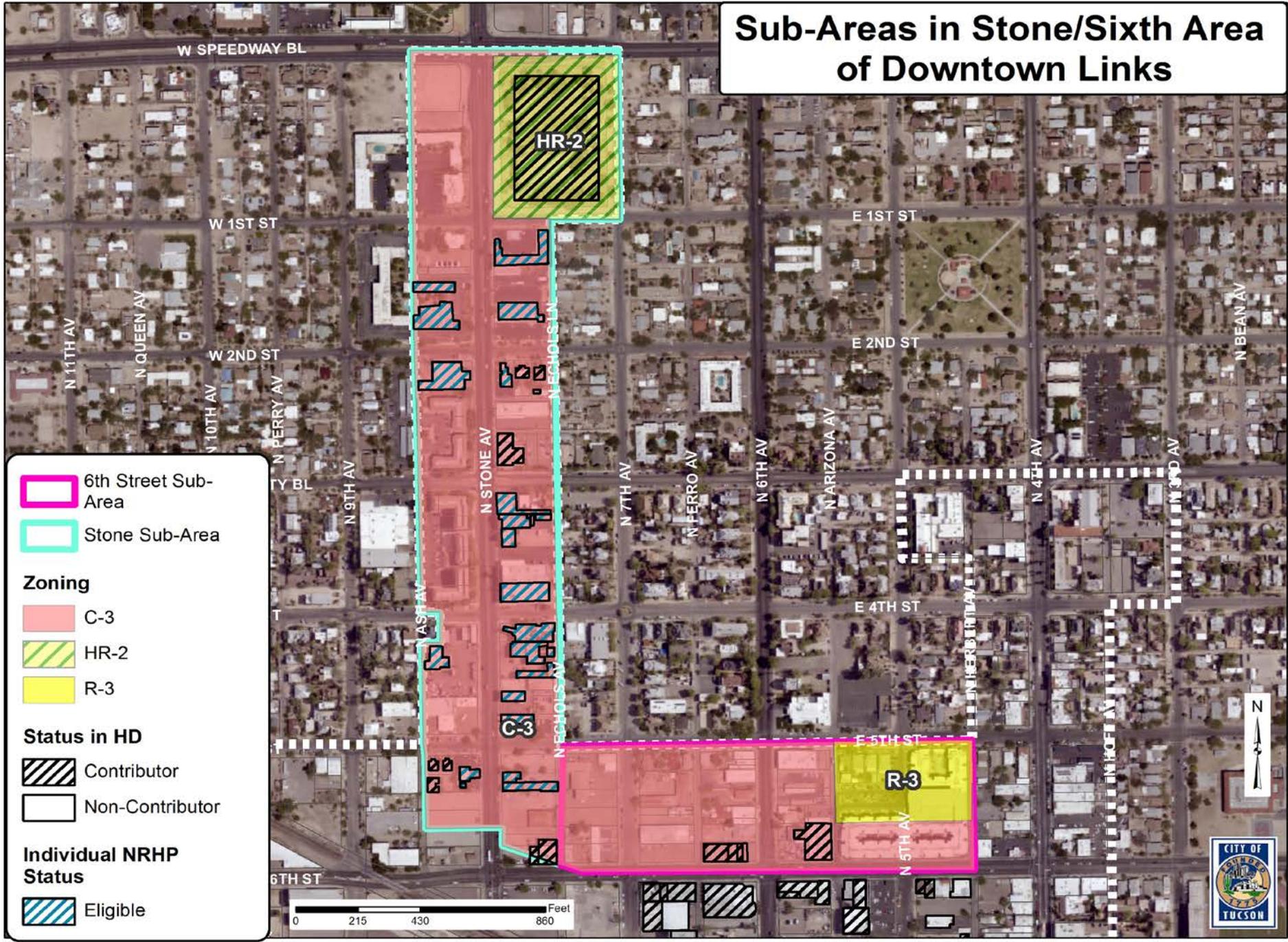
Zoning

 C-3
 I-1

0 130 260 520 Feet



Sub-Areas in Stone/Sixth Area of Downtown Links



- 6th Street Sub-Area
- Stone Sub-Area

- Zoning**
- C-3
 - HR-2
 - R-3

- Status in HD**
- Contributor
 - Non-Contributor

- Individual NRHP Status**
- Eligible



Sub-Areas in Fourth Avenue Area of Downtown Links

N 10TH AV
N PERRY AV
W 4TH ST
N 7TH AV
N 6TH AV
N 5TH AV

4th Avenue Sub-Area
4th Avenue Historic Sub-Area

Zoning

- C-2
- C-3
- HC-1
- HC-3
- HO-3
- HR-2
- HR-3
- I-1
- R-3

Status in HD

- Contributor
- Non-Contributor

Individual NRHP Status

- Eligible

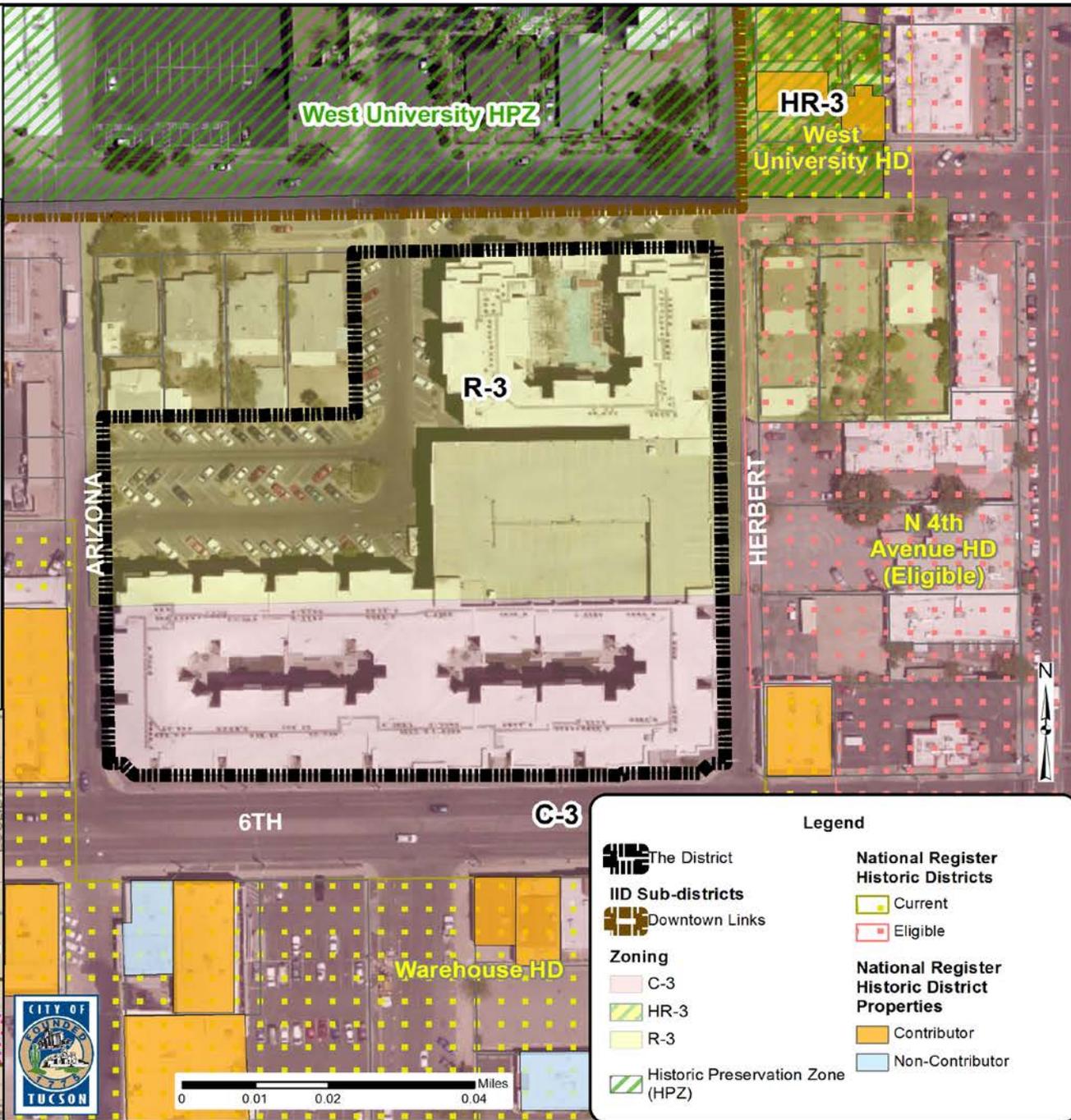


0 150 300 600 Feet



The District

- **Downtown Infill Incentive District**
 - Downtown Links Sub-district
 - Stone-Sixth Area
- **Not in National Register Historic District**
 - Adjacent to Warehouse HD (current) and N 4th Avenue HD (eligible)
 - No individually listed NRHP buildings
- **Adjacent to West University HPZ**
- **C-3 and R-3 Zoning**



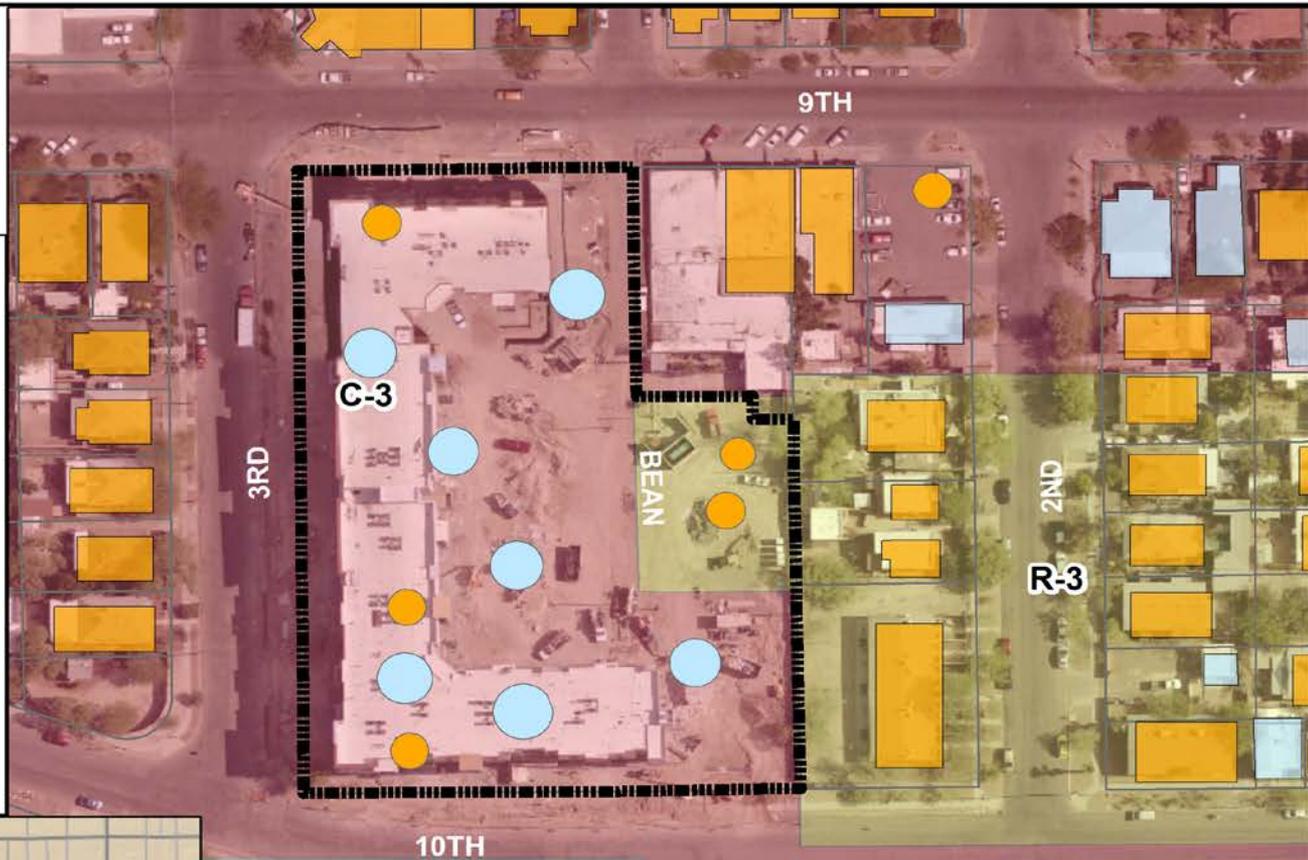
Legend

	The District		National Register Historic Districts
	IID Sub-districts		Eligible
	C-3		Contributor
	HR-3		Non-Contributor
	R-3		
	Historic Preservation Zone (HPZ)		



The Junction

- **Downtown Infill Incentive District**
 - Downtown Links Sub-district
 - Iron Horse Area
- **Iron Horse Expansion National Register Historic District**
 - Demolished Contributing Properties
 - Demolished Non-contributing Properties
- **C-3 and R-3 Zoning**



Legend

The Junction

Zoning

- C-3
- I-1
- R-3

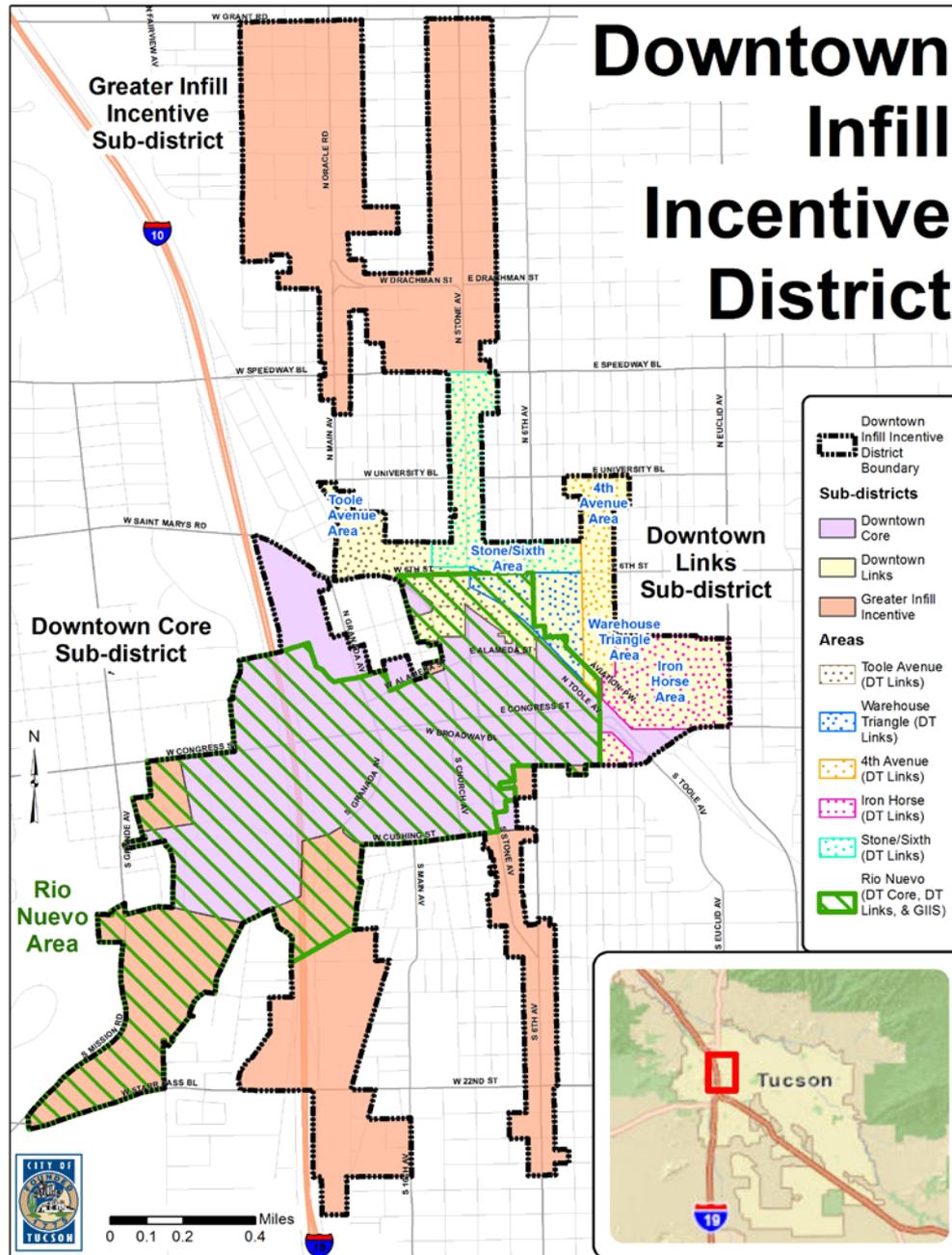
National Register Historic District Properties

- Contributor
- Non-Contributor

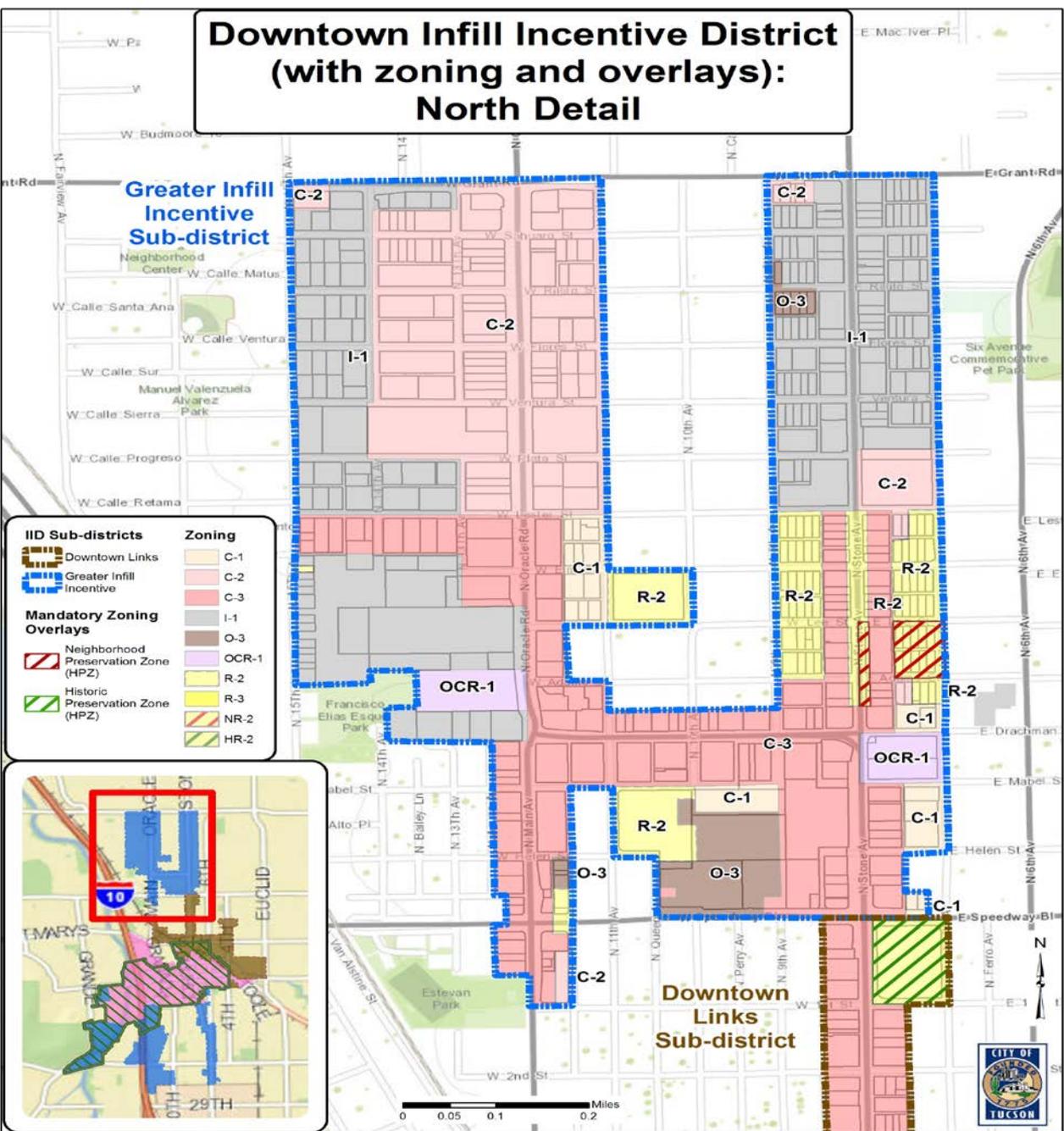
Demolished Buildings in HD

- Contributor
- Non-Contributor

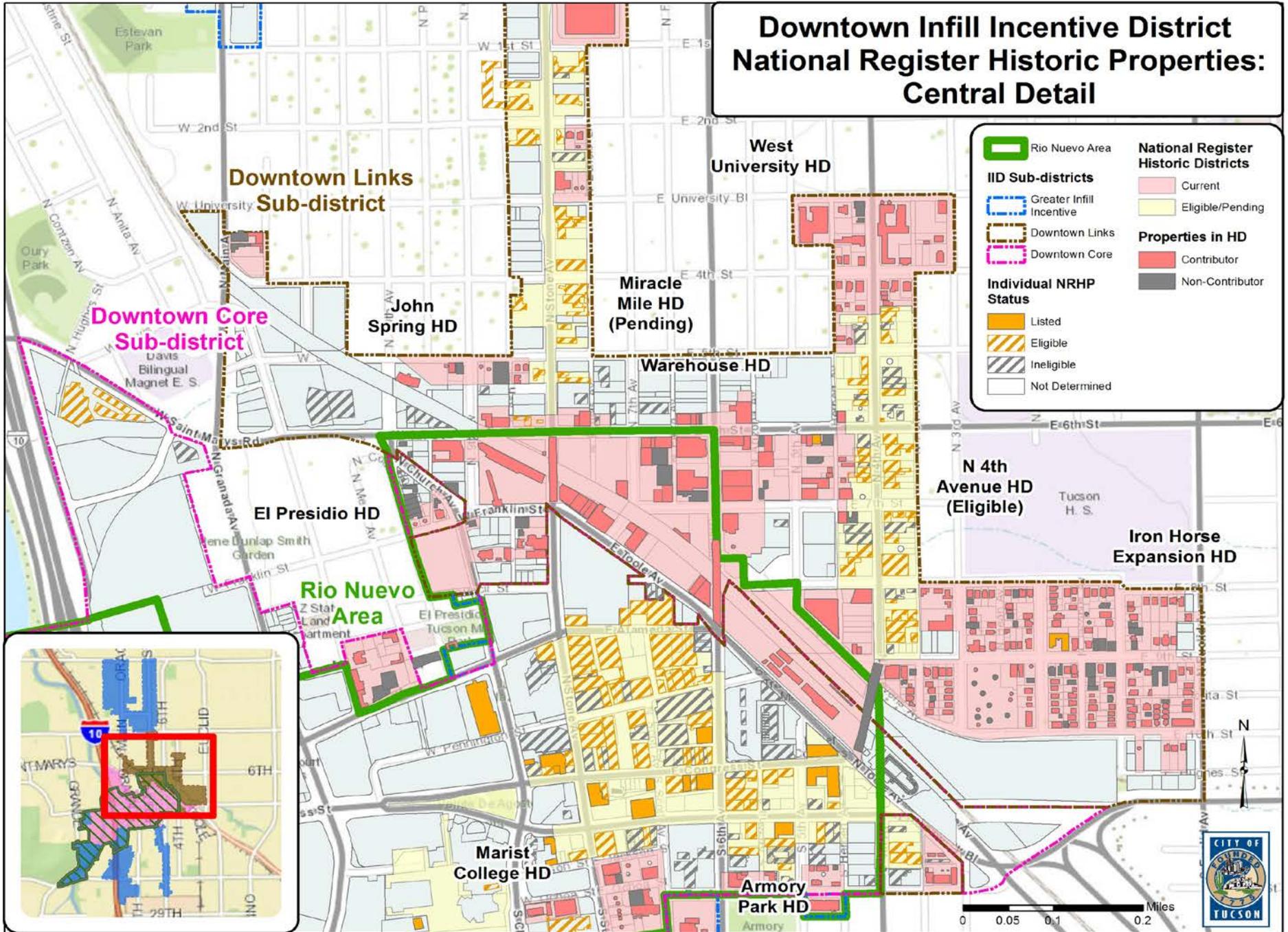
Downtown Infill Incentive District



Downtown Infill Incentive District (with zoning and overlays): North Detail



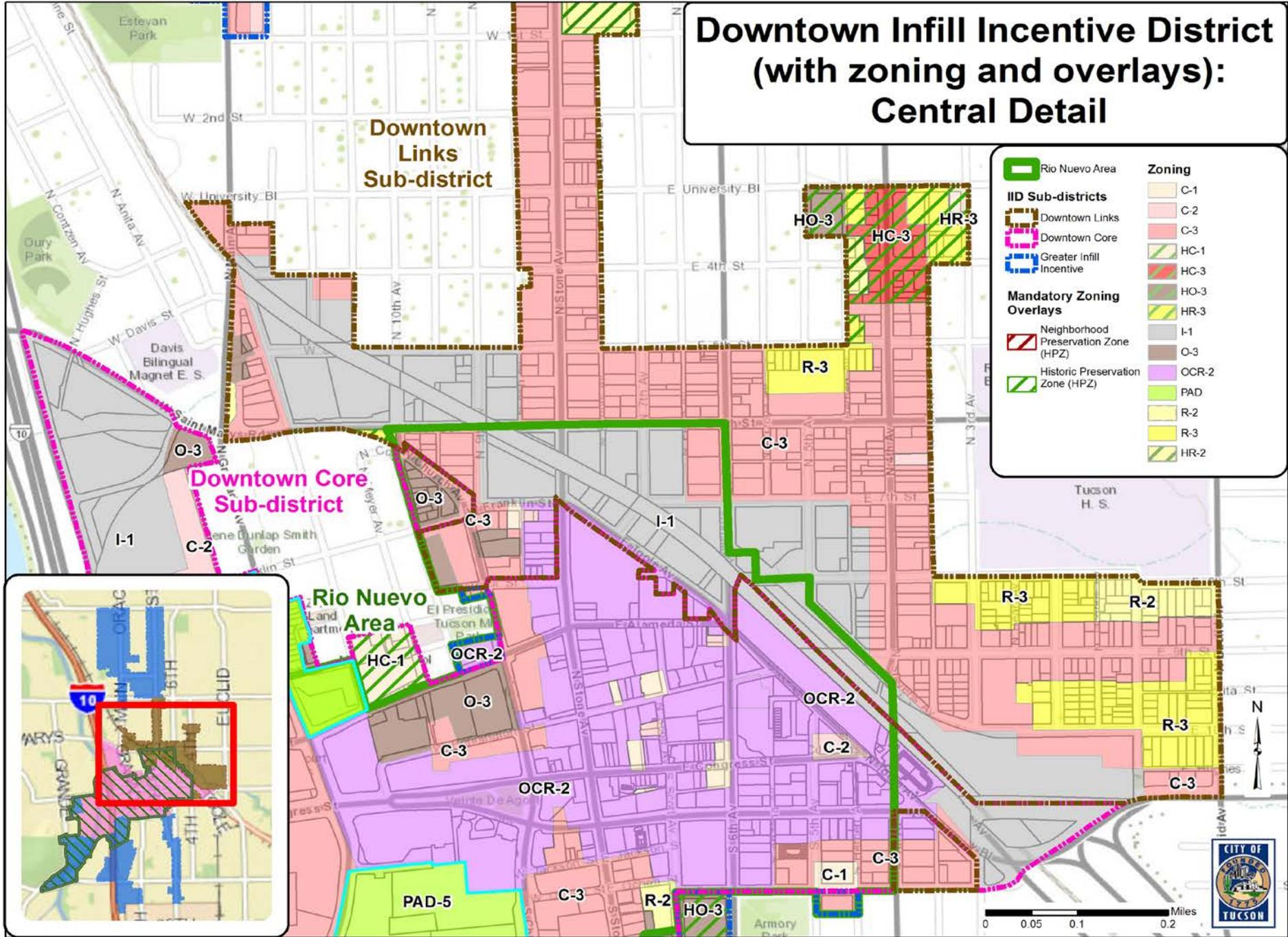
Downtown Infill Incentive District National Register Historic Properties: Central Detail



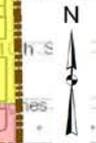
	Rio Nuevo Area	National Register Historic Districts	
IID Sub-districts			Current
	Greater Infill Incentive		Eligible/Pending
	Downtown Links	Properties in HD	
	Downtown Core		Contributor
Individual NRHP Status			Non-Contributor
	Listed		
	Eligible		
	Ineligible		
	Not Determined		



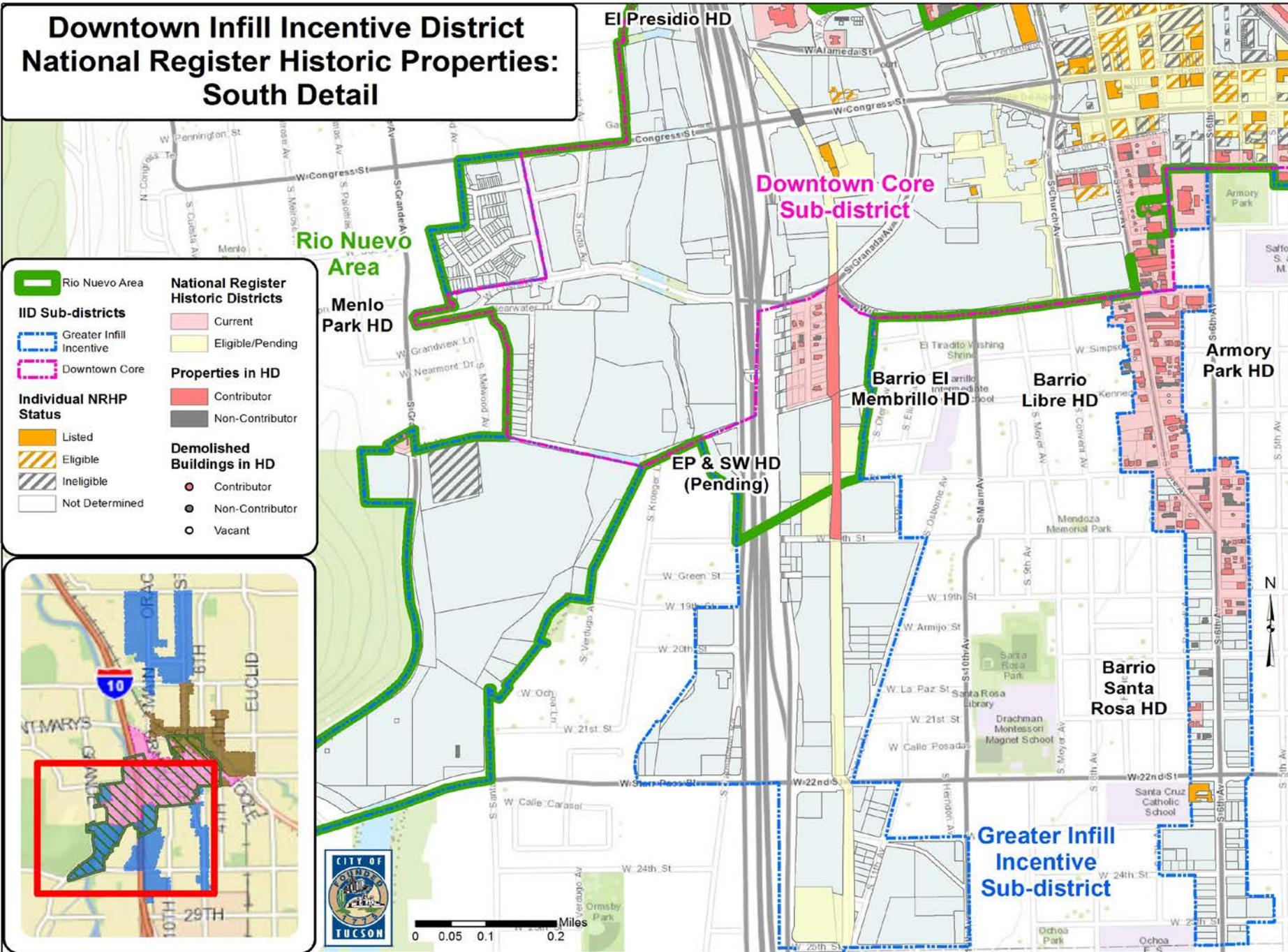
Downtown Infill Incentive District (with zoning and overlays): Central Detail



Rio Nuevo Area	Zoning
Downtown Links	C-1
Downtown Core	C-2
Greater Infill Incentive	C-3
Mandatory Zoning Overlays	HC-1
Neighborhood Preservation Zone (HPZ)	HC-3
Historic Preservation Zone (HPZ)	HO-3
	HR-3
	I-1
	O-3
	OCR-2
	PAD
	R-2
	R-3
	HR-2



Downtown Infill Incentive District National Register Historic Properties: South Detail



Downtown Infill Incentive District (with zoning and overlays): South Detail

Zoning

- C-1
- C-2
- C-3
- HC-1
- HC-3
- HO-3
- HR-3
- I-1
- O-3
- OCR-2
- PAD
- R-1
- R-2
- R-3
- HR-2

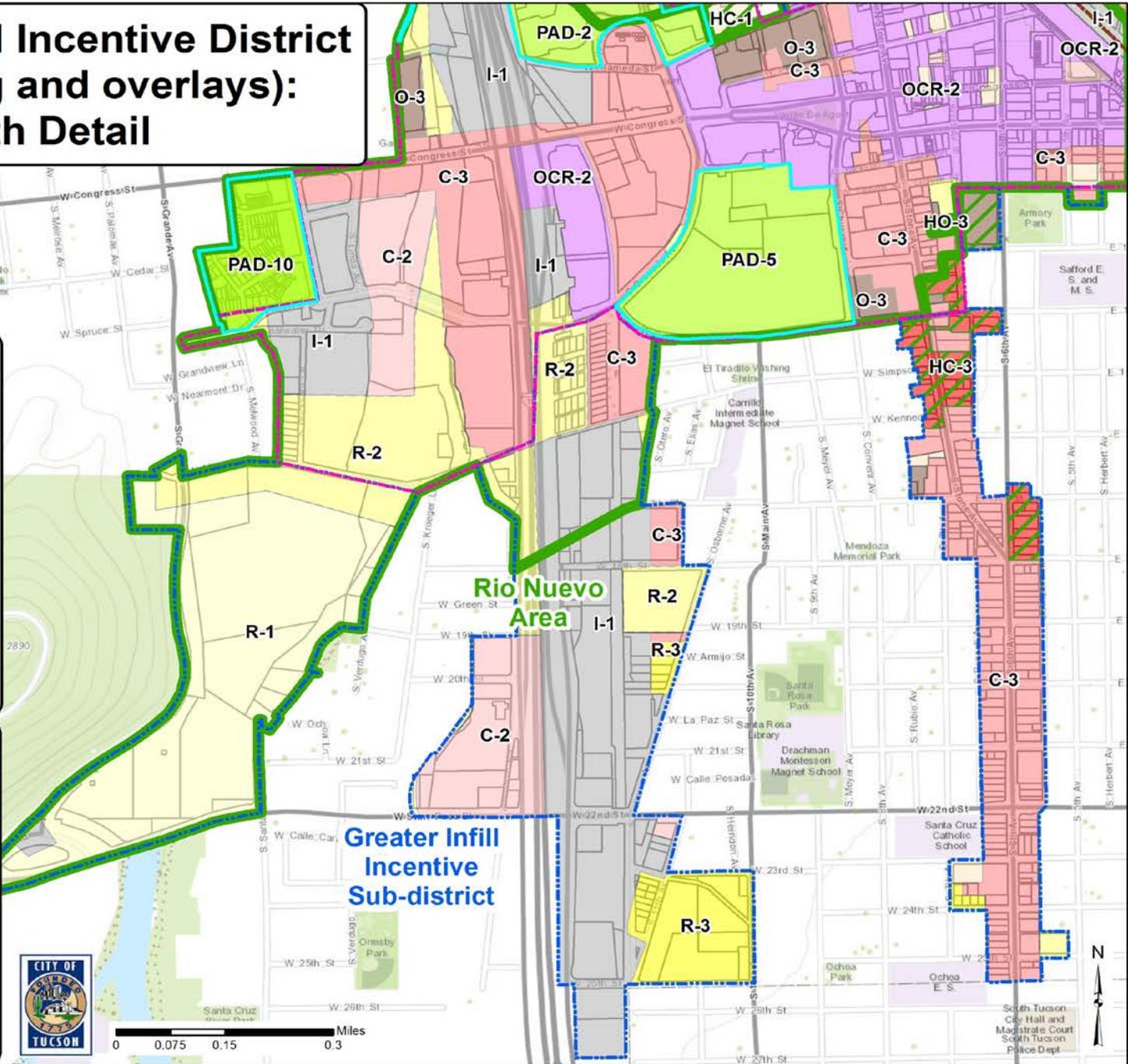
IID Sub-districts

- Downtown Links
- Downtown Core
- Greater Infill Incentive

Mandatory Zoning Overlays

- Neighborhood Preservation Zone (HPZ)
- Historic Preservation Zone (HPZ)

Rio Nuevo Area



Influences on Consolidated July 11, 2014 Draft

- **Mayor and Council** – Directions keeping an incentive with better neighborhood involvement
- **The Current IID Standards** – Transitional Standards, Permitted Uses, Review Procedures
- **The Current Draft D-Links** – Contributing Structures and Demolition
- **Rio Nuevo District** – Contributing Structures and Demolition, Eligible for Listing, RNA Standards
- **Historic Preservation Zone** – Adjacency, Demolition
- **Main Gate Ordinance** – Design Review Committee, Demolition with Flexible Option, Streetscapes
- **Stakeholder Input** – Historic Preservation, Group Dwellings, DRC, Streetscapes, Adjacency, Neighborhood Involvement

