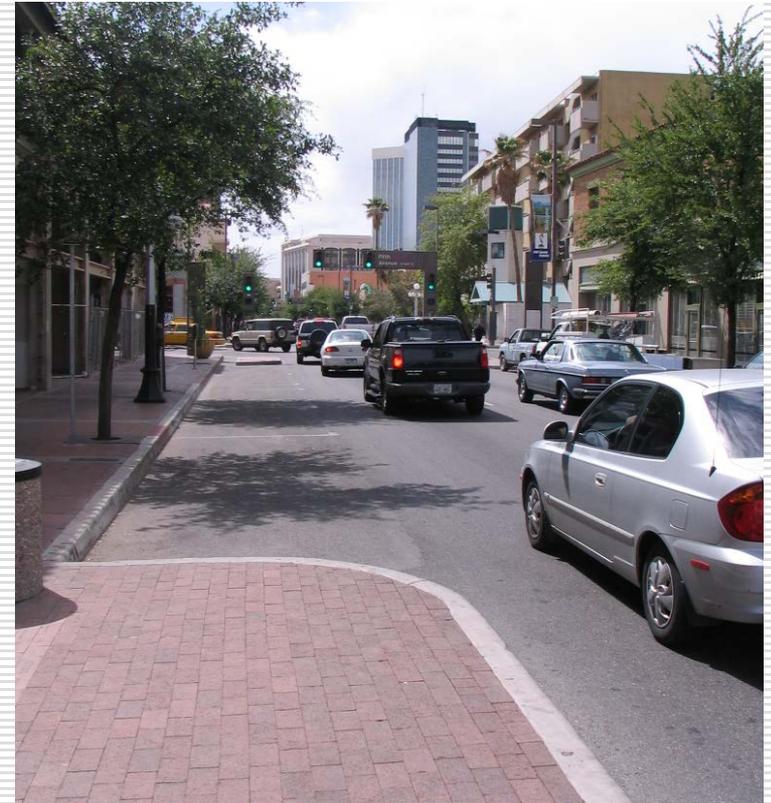


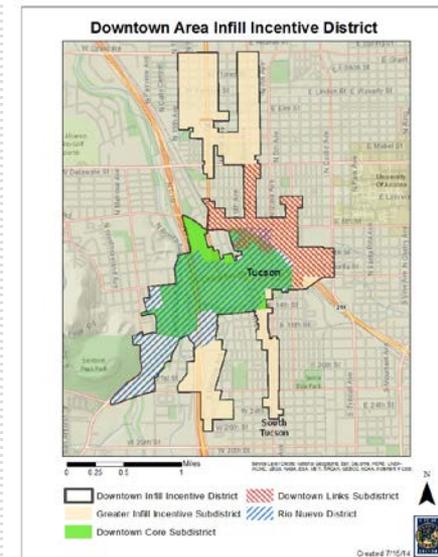
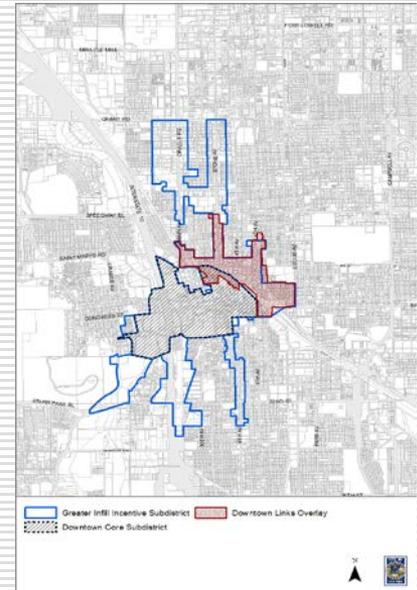
Infill Incentive District Revisions 2014



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 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



July 17, 2014

IID Revision 2013-2014 Chronology

- Commission Subcommittee public meetings were held from May through Septembers 2013;
- Commission asked PDSO Director to form a Citizens Task Force that would report to the Subcommittee August 2013;
- Task Force reviewed first IID Draft and recommended consolidated approach in September 2013;
- Commission endorsed a consolidated approach to revising the IID in November 2013;
- Held series of stakeholder meetings in December 2013;
- Began consolidating ordinances since late January 2014;
- Updated M/C March 2014 – re-confirmed consolidation effort;
- Re-initiate the Subcommittee and Task Force meetings in late July 2014.



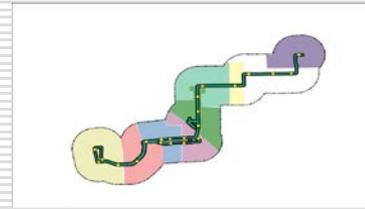
December 2013 Stakeholder meetings

- Six December meetings held
- Discussed the IID Draft
- Discussed issues raised at first Task Force Meeting
- Discussed potential changes to the IID Draft



July 17, 2014

Project Consolidation



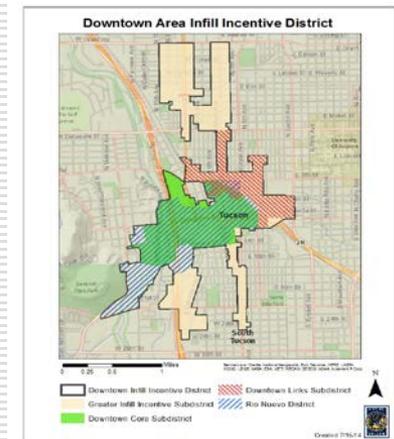
Consolidate proposed Downtown Links Urban Overlay District into IID while developing a new 'Area 5' (2011 - 2013).



Consolidate Rio Nuevo District and Downtown Core per Streetcar Land Use Plan, – (2012-13).



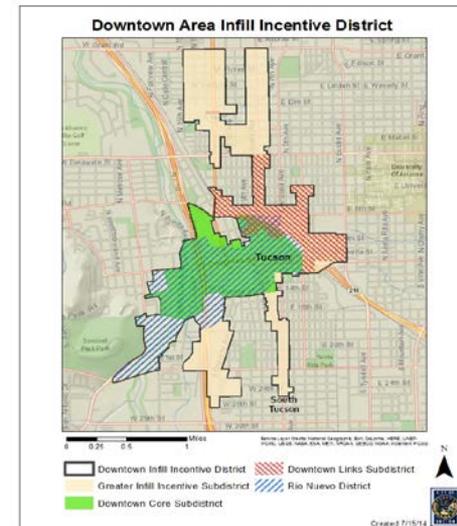
Consolidate and revise IID for neighborhood protection, historic preservation, etc – per Planning Commission advice and M/C direction, (2013- 2014).



Infill Incentive District Sunset Date

August 5, 2014 – M/C Study Session on
Sunset Date

January 31, 2015- IID Sunset Date



July 17, 2014

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



Revised Downtown Links Sub-district's Five Areas



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)

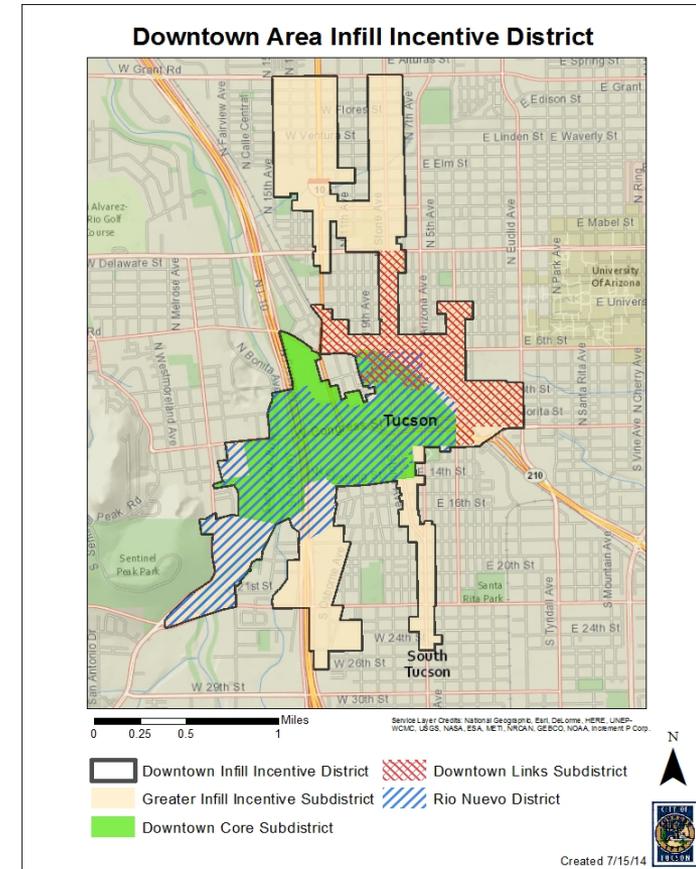
SCALE: 1" = 1000'



Mandatory Rio Nuevo Area in the IID

Mandatory Zoning and Design Standards in the RNA – Old Rio Nuevo District,

- M/C approves historic structure demolitions,
- has own design standards,
- covers mainly DCS and small parts of DLS, GIIS,
- Design Review Board still makes recommendations on cases not using IID options.



IID Ordinance Sections

- .1 Purpose
- .2 Establishment
- .3 Definitions
- .4 Applicability
- .5 IID Submittal Reqs
- .6 Review and Approval
- .7 RNA Standard
- .8 Optional IID Standards
- Art 11 Definitions
- .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



Purpose - Sec. 5.12.1

- **Adjacency** – refers to transitional design standards to residential areas
- **Historic Preservation** – refers to protection of historic buildings
- **Overlay Consolidation** – refers to overlay consolidation



Establishment & Applicability Sec. 5.12. 2 and 3

- **Overlay Consolidation** – refers to the Greater, Downtown Core, Downtown Links and Rio Nuevo Area
- Conflict of Laws - refers to relation of UDC and IID requirements



IID Plan Requirements Sec 5.12.5

- **Overlay Consolidation** – combines administrative submittal requirements of the consolidated overlays (IID, D-Links, RNA)
- IID Plan Basics –
 - follows PDSD development application submittal process
 - may require a parking analysis
 - may request additional information



Review and Approval Procedures – Sec. 5.12.6

- **Minor and Major Design Review/Neighborhood Involvement** – creates criteria for minor and major reviews
- **Minor Design Review/Neighborhood Involvement**
 - creates development criteria
 - requires neighborhood meeting
 - requires notice within 50 feet to property owners and to affected neighborhood association
 - requires Design Professional review, PDSD Director approval



Review and Approval Procedures – Sec. 5.12.6

- **Major Design Review/Neighborhood Involvement/Design Authority/Historic Preservation –**
 - creates development and design criteria
 - requires neighborhood meeting, notice within 300 feet to property owners and affected neighborhood association
 - requires Design Professional review, IID Design Review Committee review and PDSO Director approval
 - requires additional review by Historic Commission for historic structures



Review and Approval Procedures – Sec. 5.12.6

- **Historic Preservation/Design Standards** –
 - lists historic design review criteria for property
 - prohibits a de-listing from using IID flexible options unless approved by M/C
 - states new construction must be consistent with historic context,
 - includes projects within the NPZ



Review and Approval Procedures – Sec. 5.12.6

Overlay Consolidation/Design Authority/ Neighborhood Involvement -

- establishes a Design Review Committee (DRC) including a permanent neighborhood member and an ad hoc neighborhood member near the proposal
- appointed by City Manager
- makes recommendations to PDS Director
- may have ad hoc members based on sub-district
- *allows current Design Review Board to hear Rio Nuevo Area cases not using the IID options*



Review and Approval Procedures – Sec. 5.12.6

Group Dwelling/ Mitigation and Commitments

- requires group dwellings to receive a Mayor and Council Special Exception to use IID options
- allows PDSD Director to place special conditions on approvals that are binding e.g., vehicular reduction, behavioral management, noise mitigation



Review and Approval Procedures – Sec. 5.12.6

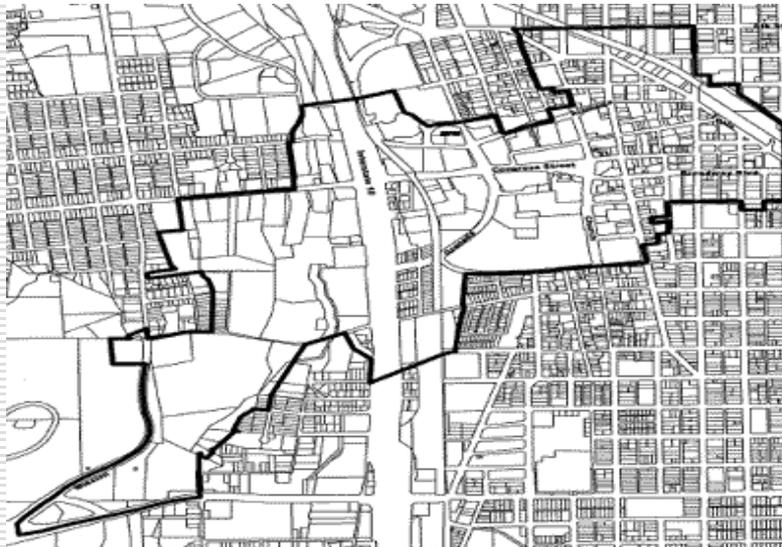
- **Design Standards** – requires Design Professional to review associated plans for design approval and compliance
- **Neighborhood Involvement** – allows for an appeal to Mayor and Council for PDSD Director's decisions



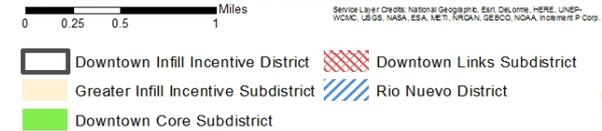
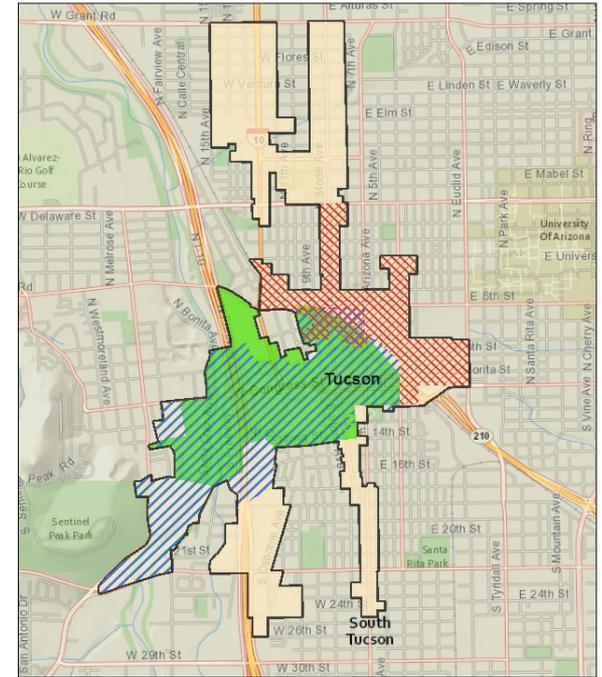
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- Design Review Board still makes recommendations or cases not using IID options.



Downtown Area Infill Incentive District



Created 7/15/14



Mandatory IID Zoning and Design in the Rio Nuevo Area (RNA) Sec. 5.12.7

Overlay Consolidation/Historic Preservation/Design Standards –

- creates within the sub-districts a special mandatory area comprised of the former Rio Nuevo District
- consolidates RND and IID administrative sections
- allows non-IID reviews to continue to use the Design Review Board
- continues to require Mayor and Council approval of demolitions of historic structures
- continues to require current design standards
- will require upcoming streetscape design standards



Optional IID Zoning and Design Standards

Sec. 5.12.8

Design Standards/Multi-zoned Lots/Adjacency

- will require compliance with upcoming streetscape standards
- requires shade to be compatible with historic context
- allows flexibility on siting buildings and uses on multi-zoned lots
- requires adjacency design standards near existing residential
- requires bulk reduction near residential
- allows bulk reduction exceptions for Downtown Core and Downtown Links
- allows innovative design options with a finding and approval process



Greater Infill Incentive Sub-district Sec. 5.12.9

- **Historic Preservation** – allows waiver of landscaping standards as necessary to accommodate a prevailing historic setback
- Uses – limits uses to infill type uses
- Building Heights - allows height of the zone or up to 60 feet
- Development Standard Modifications – allows various changes to setbacks, parking, landscaping,



Downtown Core Sub-district

- Uses – Allows all GIIS uses in all zones including industrial zones
- Flexible Standards – Allows 75' building height in industrial zones
- Design Review – required like other sub-districts



Downtown Links Sub-district

- Provisions still under-construction by consultant
- Five Areas' boundaries are available
- Uses – Similar to other sub-districts but have origins in form-based code overlay draft
- Flexible Standards – Under-construction but based on previous form-based code approach
- Design Review – Same as other sub-districts



What are the Next Steps?

Will there be a specific timetable to return to Mayor and Council or an open –ended timeframe?

- Review ‘consolidated draft’ with Task Force and Subcommittee and Commission in August, September, October 2014.
- Consider setting for public hearing in November.
- Note – a IID wide neighborhood meeting is required
- Consider holding a public hearing in December.
- Send forward to M/C in January 2015 prior to January 31, 2015 sunset date.
- Recommend M/C on August 5 initiate revised sunset date to be held as a public hearing by the Commission no later than December 2014.

