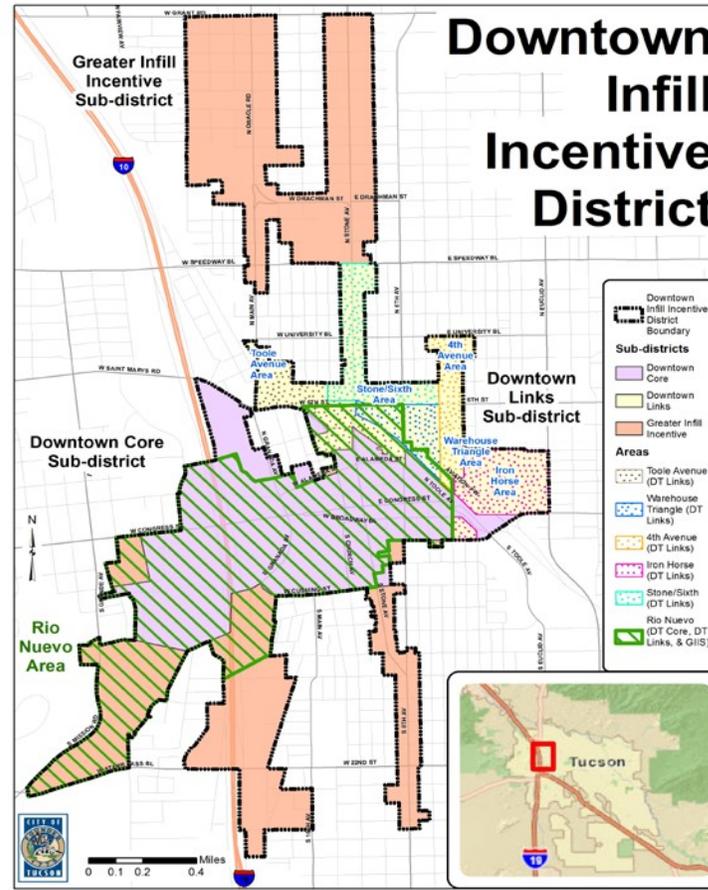
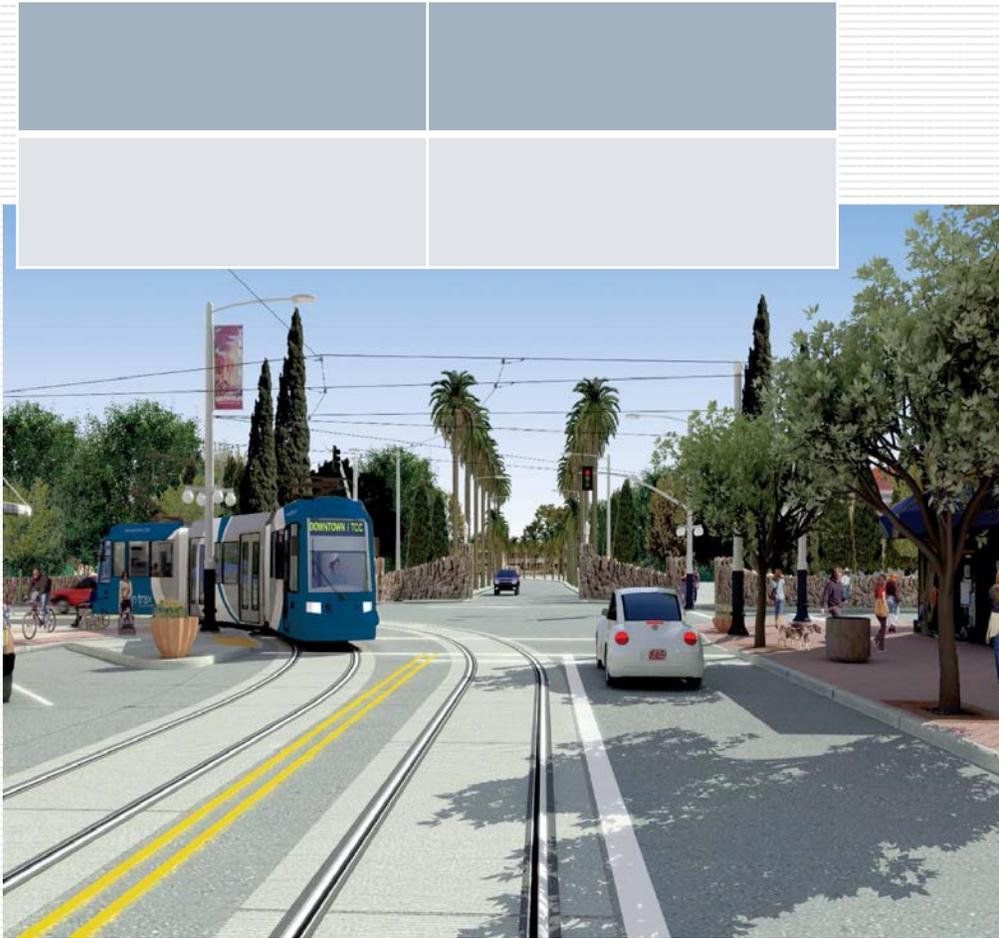


# Infill Incentive District Revisions

## Subcommittee 2014



# 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**
- 
- **October 27<sup>th</sup> meeting**



# October 27<sup>th</sup>, 2014

## Combined Meeting

- Reviewed document section by section
- Clarified uses that are non-commercial and updated the document to non-residential
- Portions of the RNA and included in the GIIS
- Section 5.1 2.5.E Submittal Requirements, updated per suggestions
- Section 5.1 2.6 IID Plan review and reordered sections
- Recommend that combined group discuss contextual elevations
- Composition of IID Design Review Committee and dates, timing, processes, and final decisions by PDSD Director.

# 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



# Abridged History of the Downtown Links & the Infill Incentive District

- The Downtown Links Land Use and Urban Design Plan was completed June, 2009.
- Mayor and Council approved the Plan, September, 2009.
- The text amendment of UOD's was approved by M & C in August, 2010.
- Boundaries of that zone were set by Mayor and Council in 2010.
- In late 2012 the decision to incorporate the DI into the IID revision process.
- The boundaries were changed by Mayor and Council to include additional areas on North 4th Avenue, 6th Street, Stone Ave and El Presidio properties.
- Staff began to incorporate DI and IID document early 2013
- Mayor and Council directed PDS staff to incorporate DDL, RND, and update IID.
- Planning Commission recommended additional review and IID Sub-Committee and Task Force was created, March 2013.
- First meeting of the Subcommittee held, May 2013.





- 1. Toole Avenue Area (TAA)**
  - a. Toole Avenue Sub-Area (TAS)**
  - b. UA Annex Sub-Area (UAS)**
  - c. El Presidio Sub-Area (EPS)**
- 2. Warehouse Triangle Area (WTA)**
- 3. Fourth Avenue Area (FAA)**
  - a. Fourth Avenue Historic Sub-Area (FHS)**
  - b. Fourth Avenue Sub-Area (FAS)**
- 4. Iron Horse Area (IHA)**
  - a. Iron Horse Mixed Use Sub-Area (IHA-MS)**
  - b. Iron Horse Low Density Residential Sub-Area (IHA-RS)**
- 5. Stone/Sixth Area (SSA)**
  - a. Stone Sub-Area (STS)**
  - b. Sixth Street Sub-Area (SSS)**

# 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

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# 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



# 1. Toole Avenue Area (TAA) (Allow compatible infill)

## a. Toole Avenue Sub-Area (TAS)

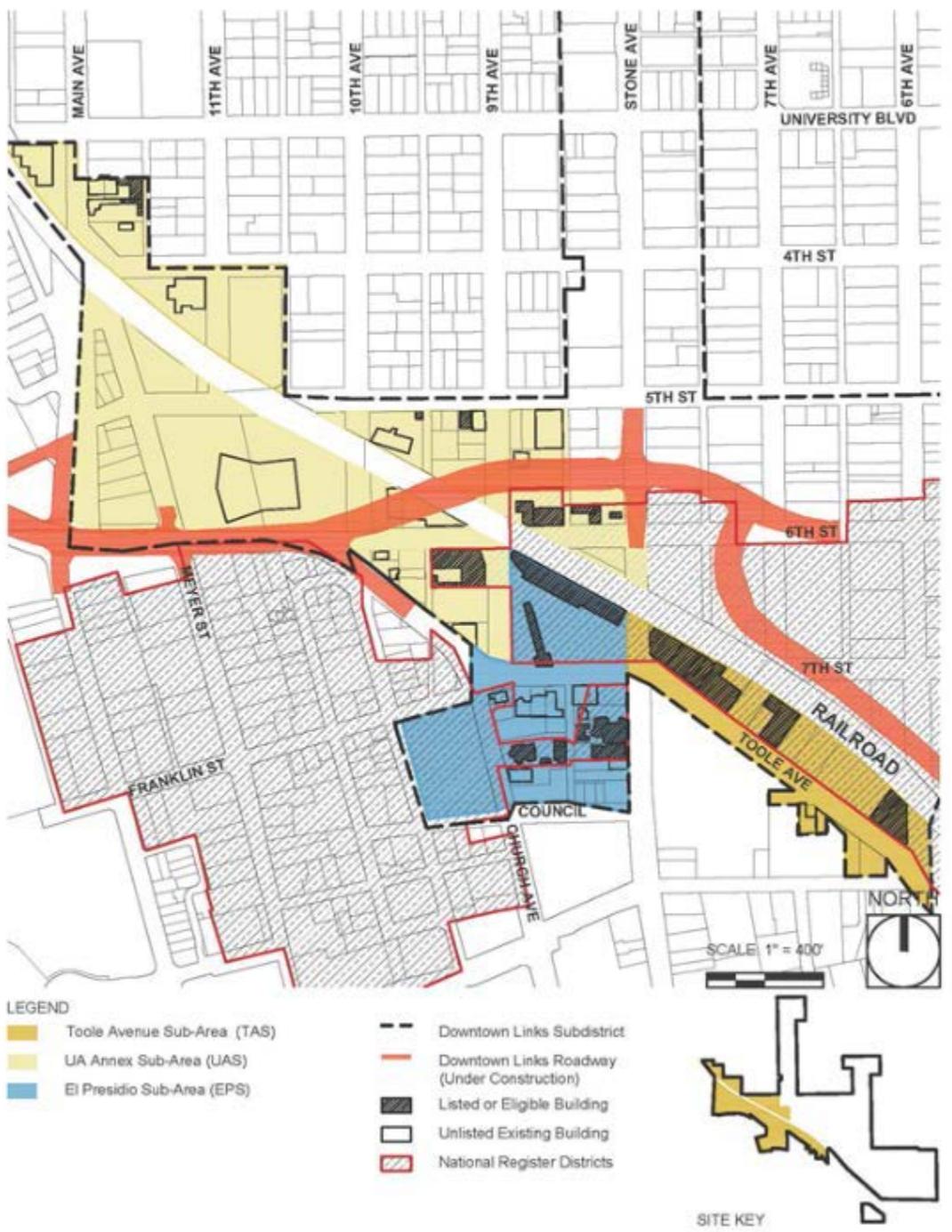
- Existing federal listed historic structures
- I-1 zoning

## b. UA Annex Sub-Area (UAS)

- Mostly I-1 zoning
- A few federal listed historic structures
- UA ownership

## c. El Presidio Sub-Area (EPS)

- Mixed zoning
- Federal historic district with listed structures
- Adjoins local historic district
- Prime vacant sites





2. Warehouse Triangle Area (WTA) (Increase intensity of use)

- Federal historic district with listed buildings
- Prime area with little neighborhood sensitivity
- C-3 on the north, I-1 on the south
- Adjacent to streetcar



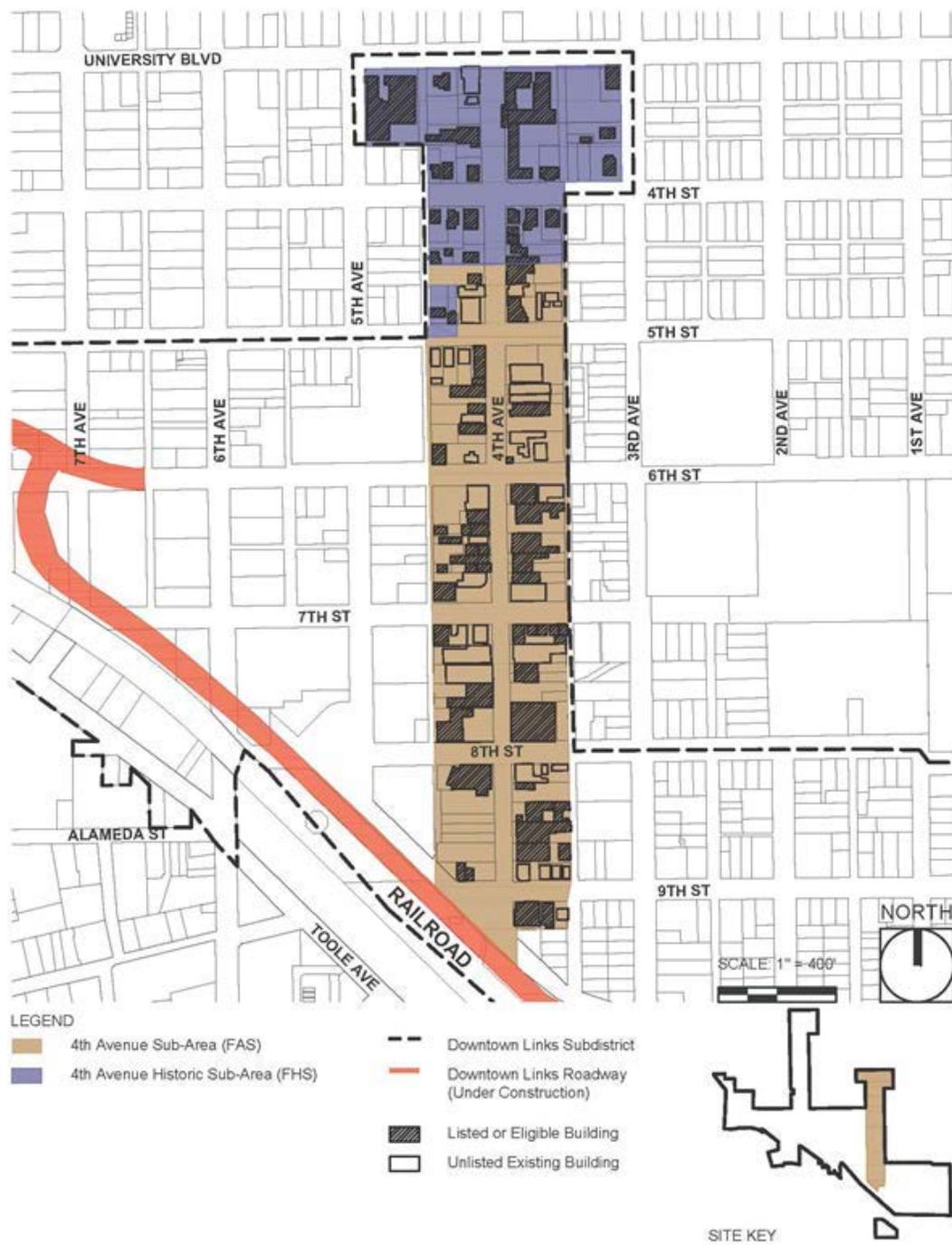
### 3. 4th Avenue Area (FAA) (Protect historic properties amid C-3)

#### a. Fourth Avenue Historic Sub-Area (FHS)

- Congruent DL-IID and West University HPZ
- Mixed zoning
- A few larger redevelopment opportunities
- Streetcar location

#### b. Fourth Avenue Sub-Area (FAS)

- National register eligible, not listed
- Sensitive historic properties
- Very little parking opportunity
- High zoning at C-3



4. **Iron Horse Area (IHA) (Protect historic sites amid C-3, R-3)**
- a. **Iron Horse Armory Park Mixed Use Sub-Area (IHA-MS)**
    - Federal-listed sensitive historic property
    - Not protected by HPZ
    - High zoning C-3
    - Streetcar
    - Not much parking opportunity
    - Neighborhood plan goals
  - b. **Iron Horse Low Density Residential Sub-Area (IHA-RS)**
    - Federal-listed sensitive historic property
    - Not protected by HPZ
    - High zoning R-3
    - Streetcar
    - Not much parking opportunity



## 5. Stone/Sixth Area (SSA) (Soften C-3 edges adjoining historic)

### a. Stone Sub-Area (STS)

- Potentially eligible historic property
- Adjoins HPZ WUNA on east
- High zoning C-3
- Distant from streetcar
- More auto-related
- Stone Avenue Corridor Plan goals

### b. Sixth Street Sub-Area (SSS)

- Few eligible historic properties
- Adjoins HPZ WUNA on north
- High zoning C-3
- Closer to streetcar

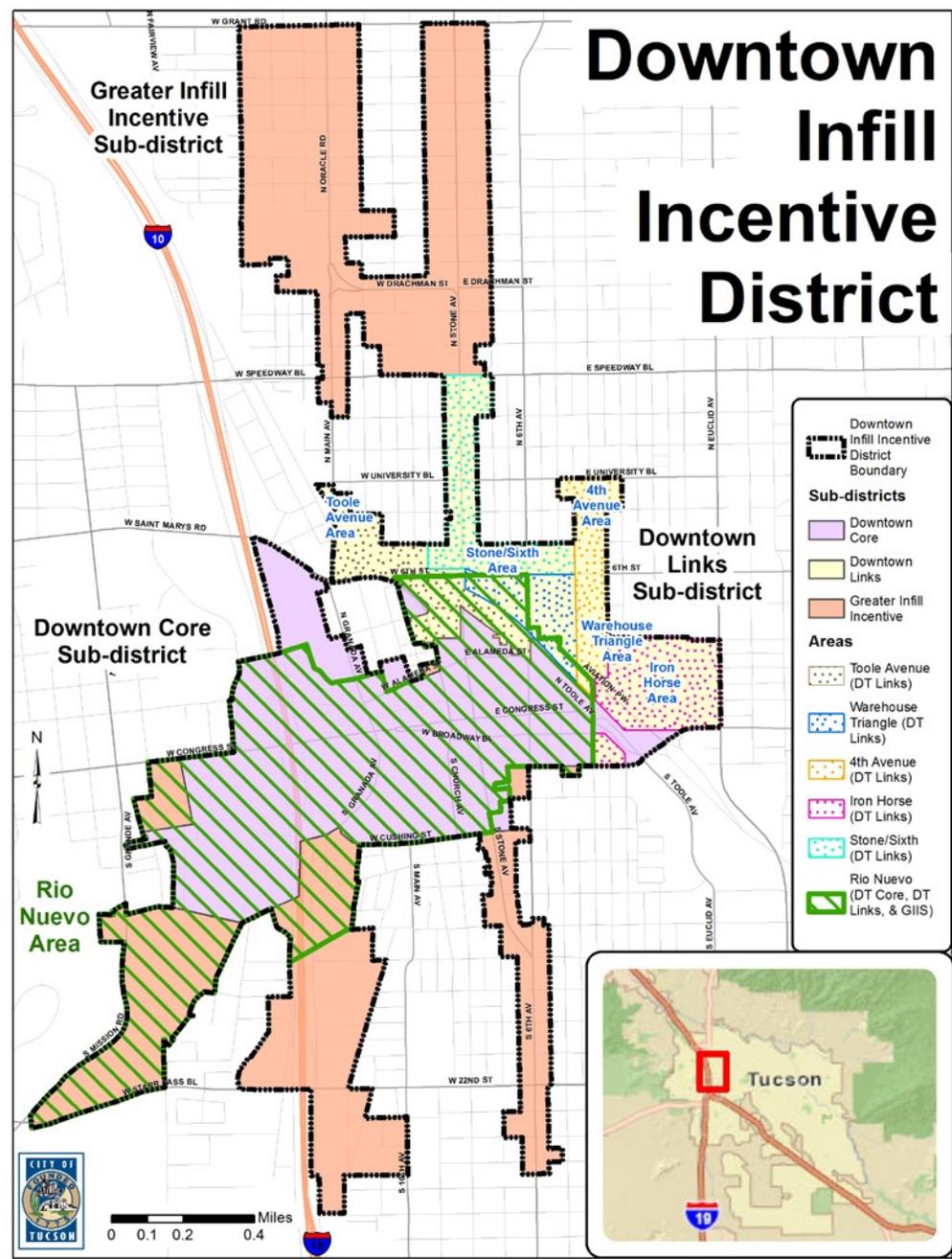


# Next Steps

- November 13 – 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



# Downtown Infill Incentive District



October 15, 2014