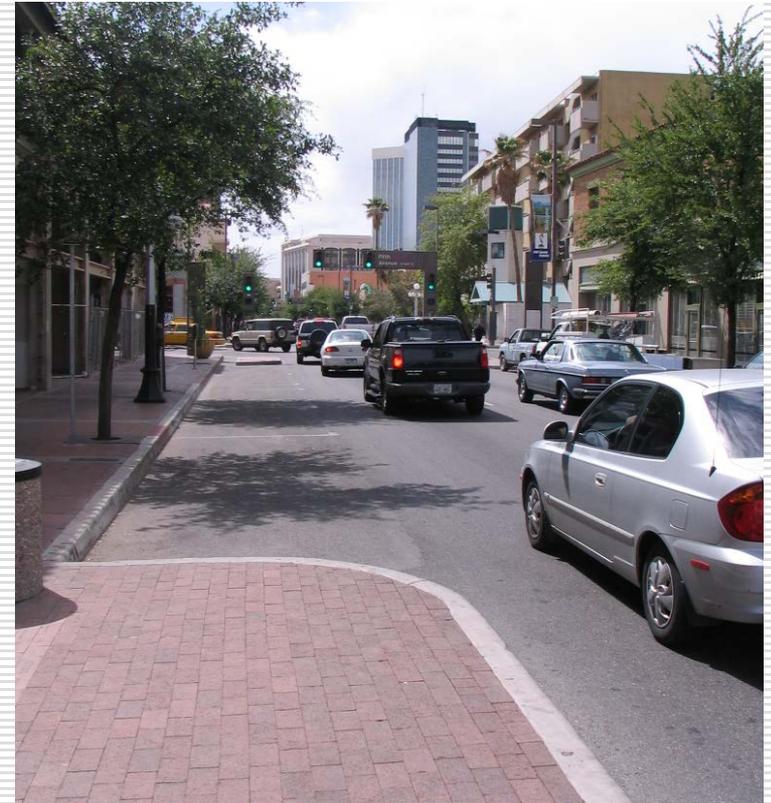


Infill Incentive District Revisions 2014

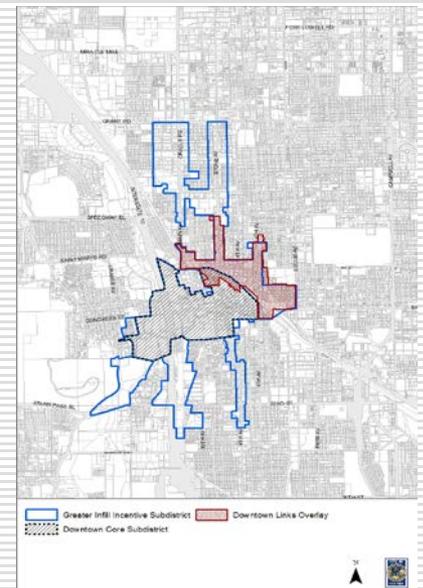


June 4, 2014

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**

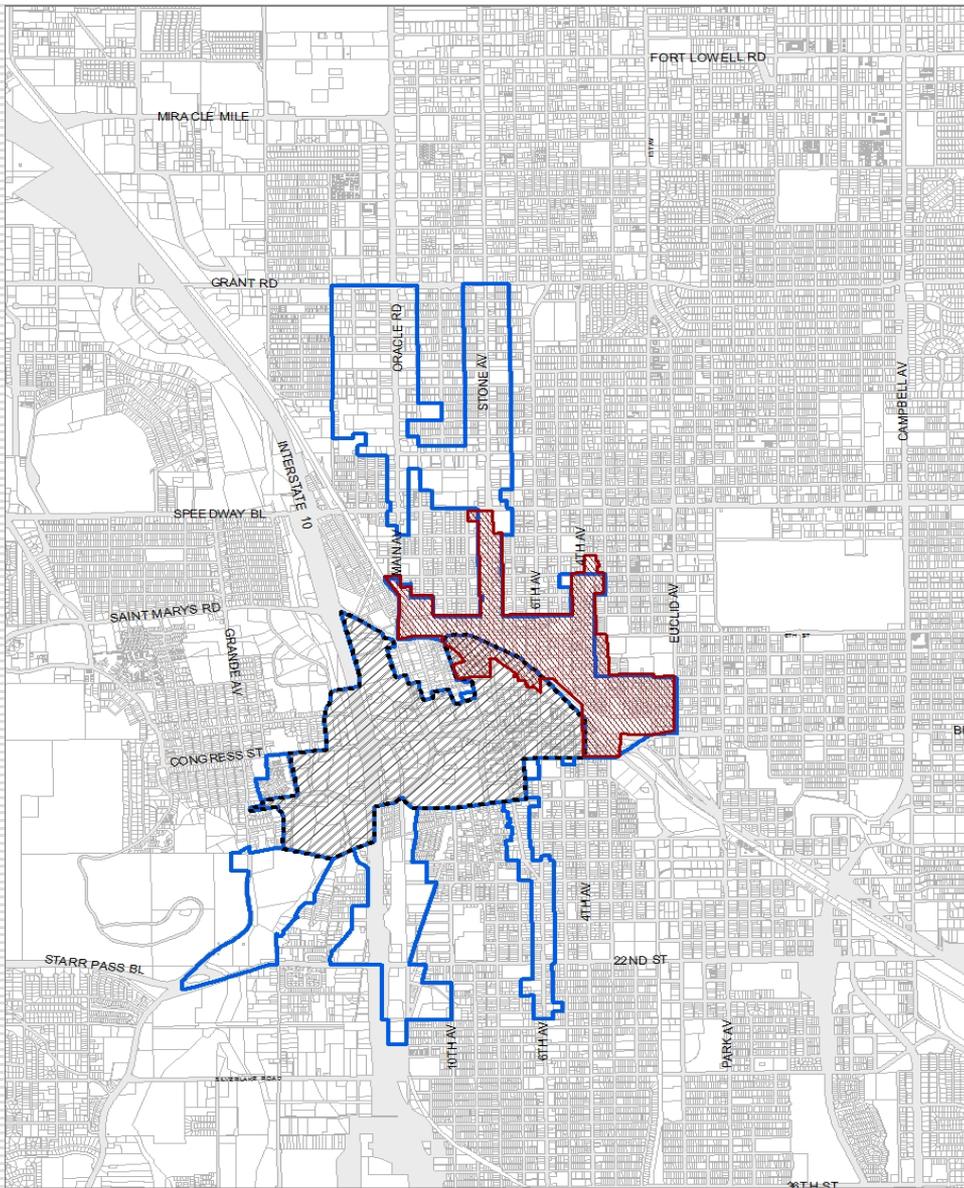


June 4, 2014

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 June 2014.





Potential Three Infill Incentive District Sub-districts

- Greater
- Downtown Links w/Areas
- Downtown Core



 Greater Infill Incentive Subdistrict
 Downtown Links Overlay
 Downtown Core Subdistrict



June 4, 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



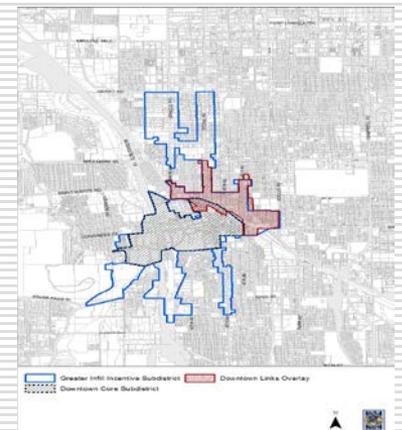
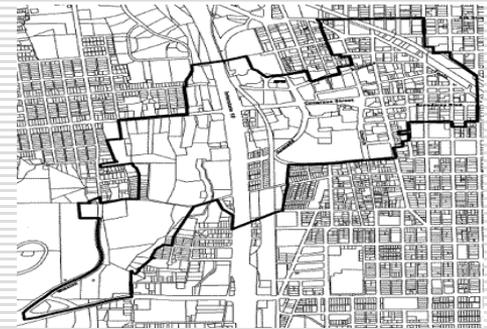
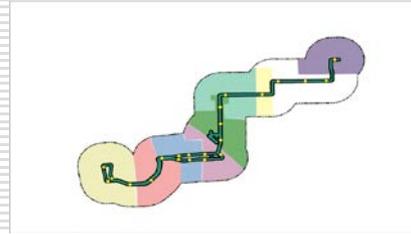
Development and Design Issues Raised

- 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 Cases



Project Consolidation

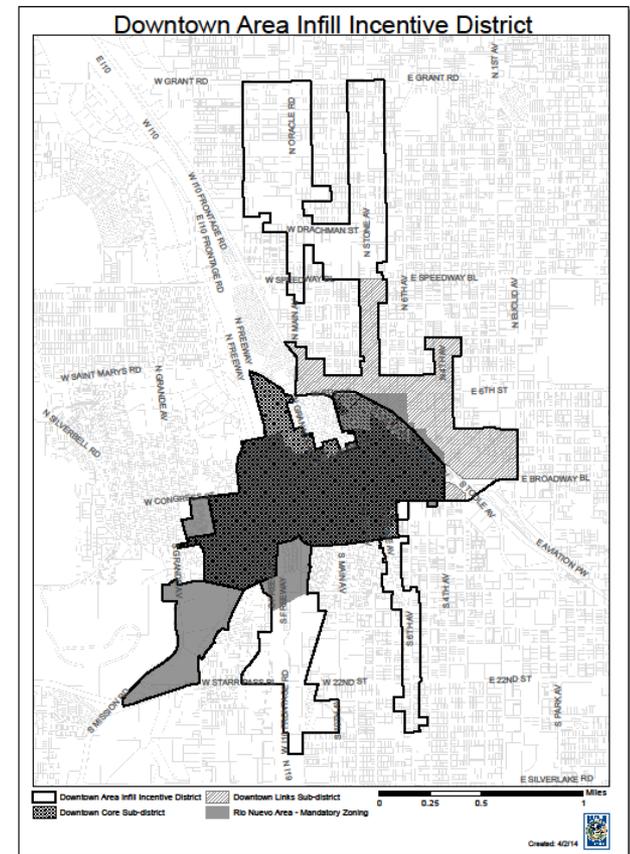
- Incorporate proposed Downtown Links Urban Overlay District into IID while developing a new ‘area 5’ (2011 - 2013).
- Per Streetcar Land Use Plan, consolidate Rio Nuevo District and Downtown Core– (2012-13).
- On Planning Commission advice and per M/C direction, consolidate and revise IID for neighborhood protection, historic preservation, etc – (2013- 2014).



Mandatory and Optional Standards 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, mainly in DCS and small parts in DLS, GIIS

Optional IID Zoning and Design Standards – Pedestrian orientation, shade, development transition, bulk reduction, mitigation of tall structures, parking, and service areas, alternative compliance.



IID Draft Revision Outline

- Purpose
- Establishment **CONSOLIDATED**
- Applicability

- IID Plan Requirements **CONSOLIDATED**
- Review and Approval Procedures

- Mandatory Zoning and Design Standards in the RNA **CONSOLIDATED**
- Optional IID Zoning and Design Standards

- GIIS
- DCS **USES AND STANDARDS BY SUB-DISTRICT**
- DLS

- IID Termination
- Maps **CONSOLIDATED**
- Associated Definitions

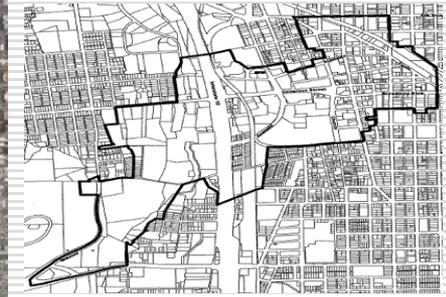
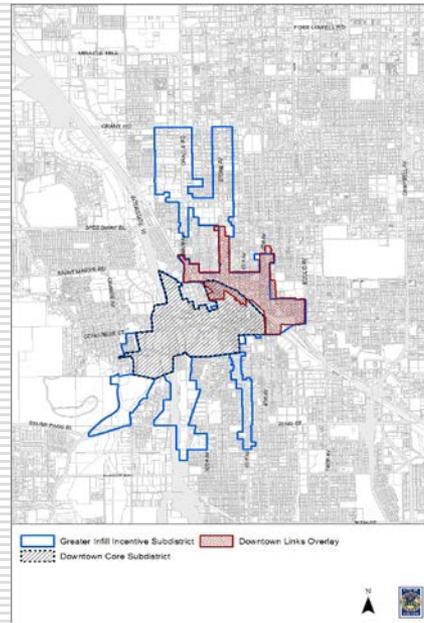


IID Draft Revision Outline

- Purpose Incentive, Design/Neighborhood Transitions, Consolidated, Historic Preservation
- Establishment – RNA transfer, GIIS, DCS, DLS – 5 Areas
- Applicability – Change of Use, New Development, Redevelopment, Expansion of Existing Structures
- IID Plan Requirements – All comply, Plan content, basic application process
- Review and Approval Procedures – All comply, Creates IID-DRC, Major/minor design review, Historic preservation review, Group dwellings (student housing) review. PDSO Director Decision
- Mandatory Zoning and Design Standards in the RNA –Transferred Old Rio Nuevo District, M/C approves historic structure demolitions, Has own design standards, Mainly in DCS and small parts in DLS and GIIS
- Optional IID Zoning and Design Standards – Pedestrian orientation, Shade, Development Transition, Bulk reduction, Mitigation tall structures, Parking, and Service areas, Alternative Compliance.
- GIIS – Limited to Infill Uses, Height, Parking, Loading, Solid Waste, Landscaping, Ped Access,
- DCS - GIIS Infill Uses are expanded to all zones including industrial , Height, Parking, Loading, Solid Waste, Landscaping, Pedestrian Access,
- DLS - Infill Uses per Area, Height, Open Space, Parking , Loading, Solid Waste, Building Placement Standards.
- IID Termination – Sunset Date
- Maps GIIS, DCS, DLS, RNA – DLS-Areas
- Associated Definitions - Adjacency, Group Dwellings



Sub-Districts With Rio Nuevo Area

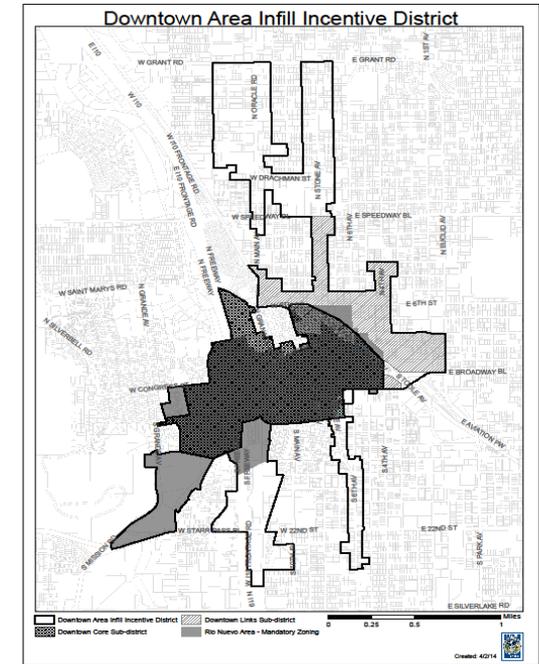


GIIS – Limited to Infill Uses, Height, Parking, Loading, Solid Waste, Landscaping, Pedestrian Access.

DCS - GIIS Infill Uses are expanded to all zones including industrial, Height, Parking, Loading, Solid Waste, Landscaping, Ped Access.

DLS – Infill Uses per Area, Height, Open Space, Parking , Loading, Solid Waste, Building Placement Standards.

Rio Nuevo Area – Mandatory historic and design review kept.



What are the Next Steps?

- Review ‘consolidated draft with Task Force and Subcommittee in late June 2014.
- Will there be a specific timetable to return to the Planning Commission or an open –ended timeframe?

