

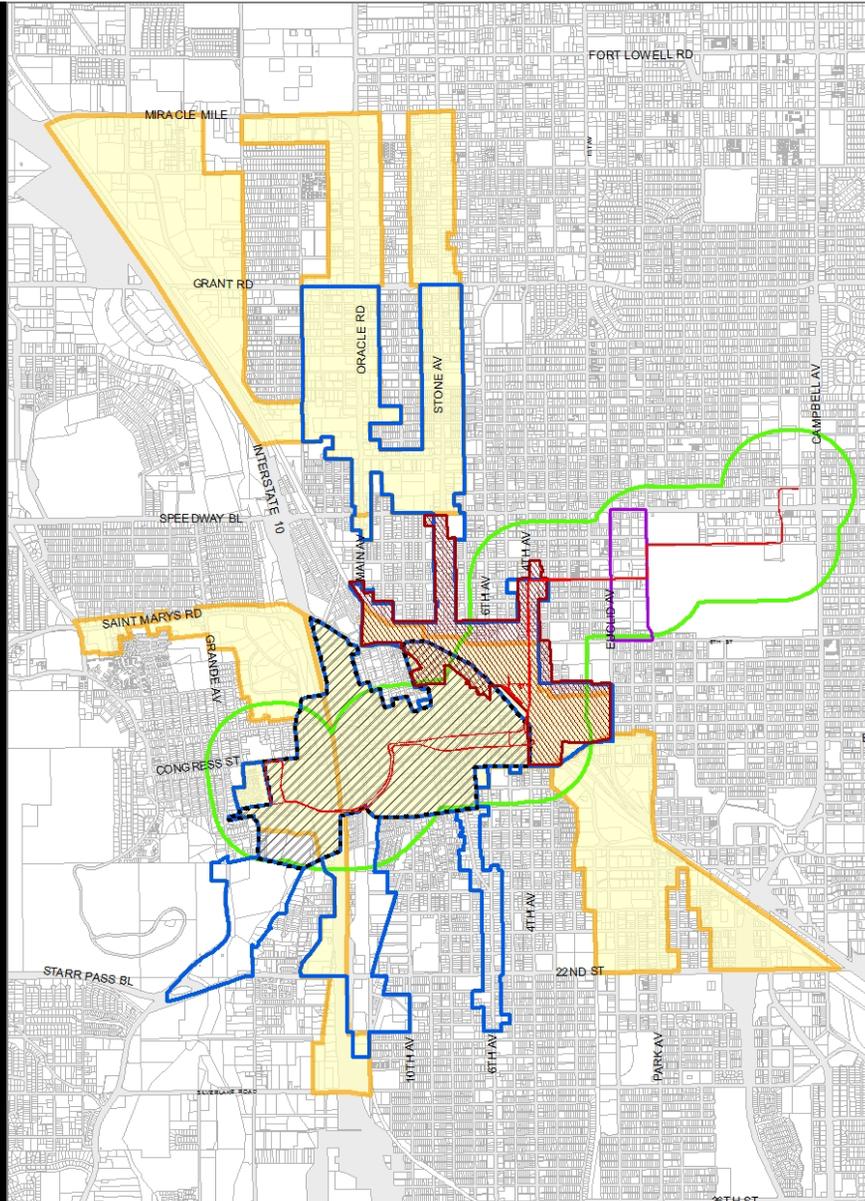
**Amendments to the
Infill Incentive District:
Small Group Meetings**

December 2013

Agenda

1. Mayor and Council direction
2. Update on the consolidated approach to the IID
3. Streetcar Land Use Plan and Downtown Links update
4. Summary of the preliminary draft and discussion of key components
5. Open discussion – issues of concern or potential consensus with the preliminary draft





- 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

1. Give more prominence to neighborhood protection
2. Clarify the role of formal commitments that run with the land
3. Provide for an improved design review element
4. Ensure the IID stays an incentive
5. Look to not create redundancy with other overlays such as the proposed Downtown Links overlay and IID as is practical
6. Work with the Streetcar Land Use Plan consultant team to ensure consistency with streetcar corridor planning



IID Discussions So Far

- The Mayor and Council directed a subcommittee of the Planning Commission to prepare draft amendments to the IID.
- May – July – Subcommittee met four times.
- August 21st – PC recommended that: 1) the IID Subcommittee conduct two open forums; 2) PDSD form a citizens' task force to assist staff in the development of the proposed revisions to the IID.
- September – Subcommittee conducts two public forums.
- October 16th – IID Task Force meeting.



Consolidated Approach

Planning Commission endorsed the following consolidated approach:

1. Address the issues identified by the Mayor and Council on 3/19/13;
2. Consolidate the existing Rio Nuevo District (RND) standards into the IID;
3. Make the Downtown Links area the third sub-district of the IID;
4. Incorporate the Streetcar Land Use Plan recommendations into the IID revision effort;
5. Develop historic preservation standards that apply consistently across all three sub-districts; and,
6. Create a minor and major review procedure to accommodate projects of different scales and intensity.

Streetcar Land Use Plan and Downtown Links Update



December 2013

Preliminary IID Draft

- Staff prepared draft amendments to the IID based on comments from the IID Subcommittee meetings.
- The October draft is very preliminary. The proposal is going to change as it goes through the task force and subcommittee processes.



Neighborhood Protection – Development Transition

Issue: The IID does not provide adequate compatibility standards when a higher-intensity use is proposed near a residential area.

Proposed Revisions:

1. Expands the definition of “adjacent” and “abut” to include properties immediately across the street. Result: Residences across the street from a proposed project would trigger compliance with the Development Transition Standards. (Sec. 5.12.4, p. 5-98)



Neighborhood Protection – Development Transition

2. Requires at least 25% of the length of the street fronting façade above 2 stories or 26' (whichever is lower) shall be set back at 12' from the building façade at finished grade. May be greater based on a finding by the Design Review Board. (Sec. 5.12.8.D.2.b, p. 5-103) (Source: Main Gate District)

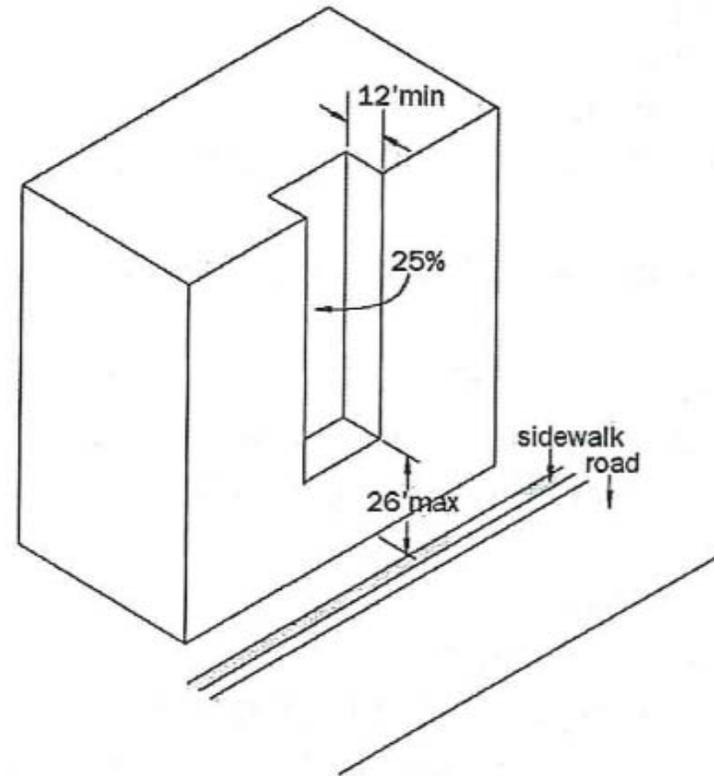


Illustration of 25% bulk reduction standard
(Source: Main Gate District)



Formal Commitments

PDSD Director may add the following studies and mitigation plans as special conditions that run with the land to ensure that adjacency issues are addressed:

- Vehicular reduction
- Noise reduction
- Behavior management/Security
- Traffic analysis and mitigation plan

(Sec. 5.12.9.D.3, p. 5-107)



Neighborhood Protection – Development Transition

Questions:

1. What type of street should trigger the expanded definition of “adjacent” and “abut” – local, collector, and/or arterial?
2. What, if any, other design requirements should be considered to improve a project’s compatibility with nearby residences?



Neighborhood Protection – Historic Preservation

Issue: There are not enough restrictions in the IID to protect historic properties.

Proposed Revisions:

- Exempts properties in the Historic Preservation Zone and Neighborhood Preservation Zone from using the IID (Sec. 5.12.3.D, p. 5-98)
- IID cannot be used if the project would result in a building listed or eligible for listing on the National Register to be de-listed (Sec. 5.12.7, p. 5-100 & 101)



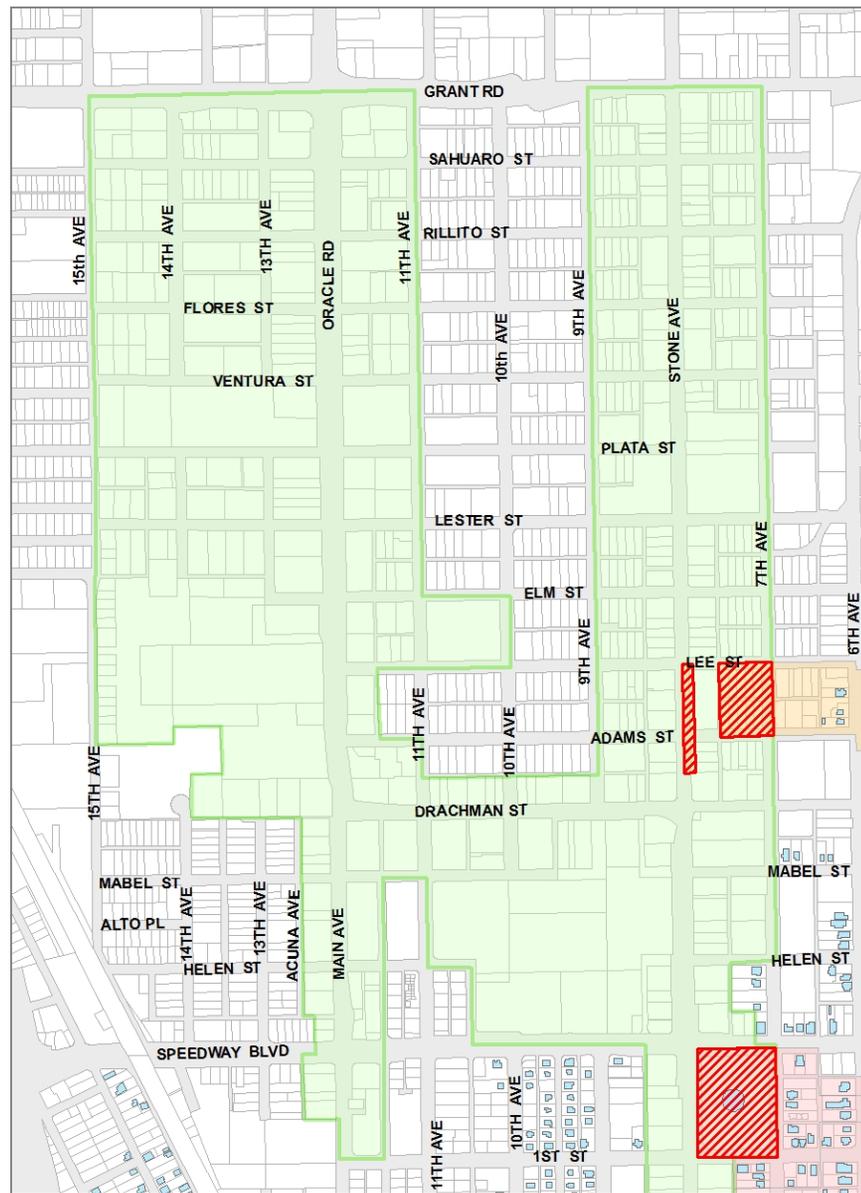
Neighborhood Protection – Historic Preservation

Question:

1. Under what circumstance, if any, could a project proposed on vacant property in an HPZ use the modifications permitted by the IID when?



Effect of Proposed Historic Preservation Standards

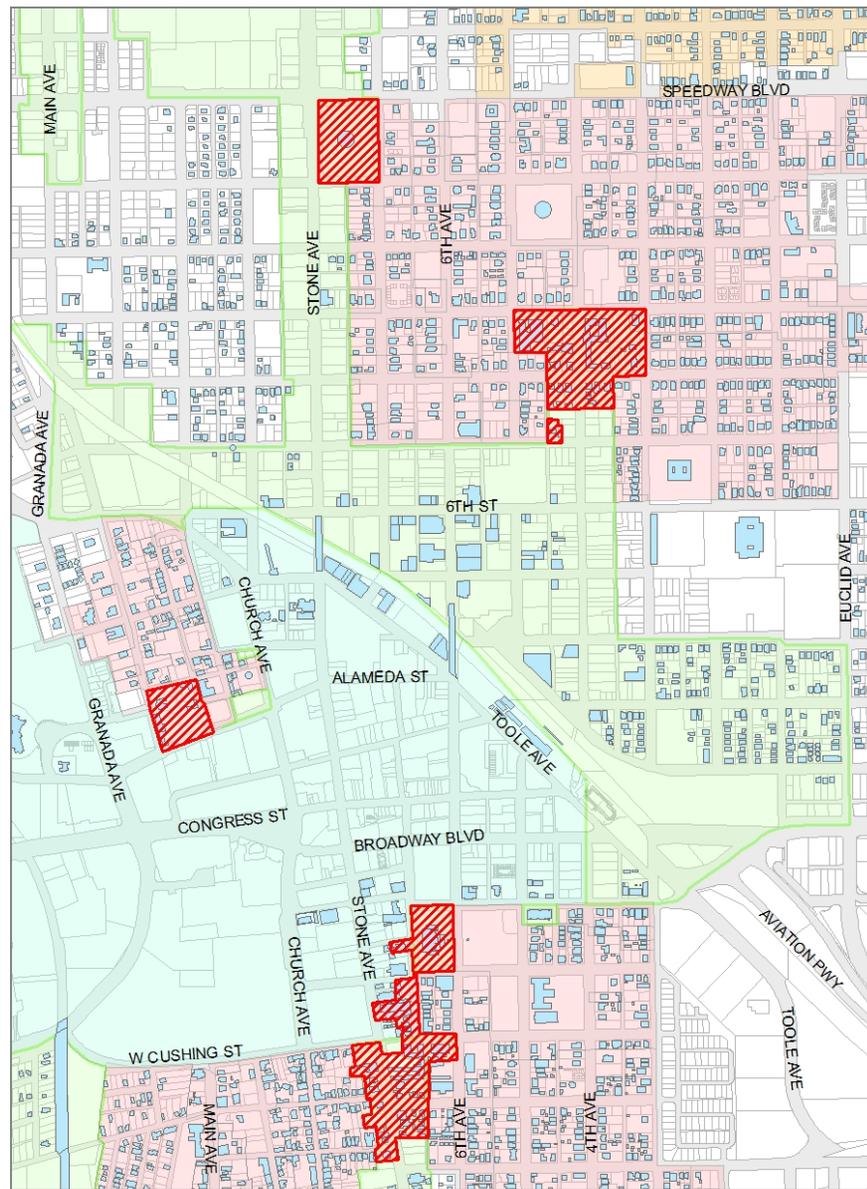


Greater Infill Incentive Subdistrict (GIIS)

 Contributing Properties	 Historic Preservation Zone
 Eligible Properties	 Neighborhood Preservation Zone
 Greater Infill Incentive Subdistrict	
 Overlap of GIIS and Historic Preservation Zone	
 Overlap of GIIS and Neighborhood Preservation Zone	



Effect of Proposed Historic Preservation Standards



Greater Infill Incentive Subdistrict (IID)

- Contributing Properties
- Eligible Properties
- Greater Infill Incentive Subdistrict
- Downtown Core Subdistrict
- Historic Preservation Zone
- Neighborhood Preservation Zone
- Overlap of IID and Historic Preservation Zone
- Overlap of IID and Neighborhood Preservation Zone



Neighborhood Protection – Group Dwellings

Issue: Group Dwellings have been the source of many of the issues with the IID, i.e. incompatible size and scale, traffic, noise, behavioral.

Proposed Revisions (Sec. 5.12.5.F, p. 5-99):

- Requires a more rigorous procedure for Group Dwellings, i.e. Mayor and Council Special Exception Procedure.
- Applies in all subdistricts



Neighborhood Protection – Group Dwellings

Question:

1. Should the M&C Special Exception Procedure be required?
2. Should additional oversight be required when locating in the GIIS and Downtown Links subdistricts only?



Design Review Element

Issue: The level of oversight is inadequate.

Proposed Revisions (Sec. 5.12.9, p. 5-105 – 107):

1. Establishes a “minor-” and “major”-like procedure for projects in the GIIS and DLS



“Minor” Project – 300’ Notice Procedure Required (Sec. 3.4.5)

“Minor” project = 2 stories or less or 25’ or less in height

Requires:

1. Pre-application conference
2. Neighborhood meeting*
3. Application and notice of application*
4. Public comment
5. Staff review (including Design Professional)
6. PDSD Director decision and notice of decision*
7. Appeals to the Mayor and Council

** Notice to property owners w/in 300’ and n’hood assoc. w/in 1 mile*



“Major” Project – 300’ Notice Procedure+ Required

(Sec. 3.4.5 & Sec. 5.12.9, p. 5-105 & 106)

“Major” project = greater than 2 stories or 25’ in height

Requires:

1. Pre-application conference
2. Neighborhood meeting*
3. Application and notice of application*
4. Public comment

** Notice to property owners w/in 300’ and n’hood assoc. w/in 1 mile*



“Major” Project – 300’ Notice Procedure+ Required (Sec. 3.4.5 & Sec. 5.12.9, p. 5-105 & 106)

5. Staff review (meeting w/Design Professional required)
6. Expanded Design Review Board review and recommendation
7. PDSD Director decision and notice of decision*
8. Appeals to the Mayor and Council

** Notice to property owners w/in 300’ and n’hood assoc. w/in 1 mile*



Projects in the Downtown Core – PDSB Director Procedure Required

[Sec. 3.3.3, 5.12.5 (p. 5-98), and 5.12.9 (p. 5-105)]

Requires:

1. Pre-application conference
2. Application
3. Staff review (including Design Professional)
4. Design Review Board review and recommendation if project is more than 2 stories or 26' in height (*issue: expanded DRB requirement and consistency with Rio Nuevo District requirements*)
5. PDSB Director decision



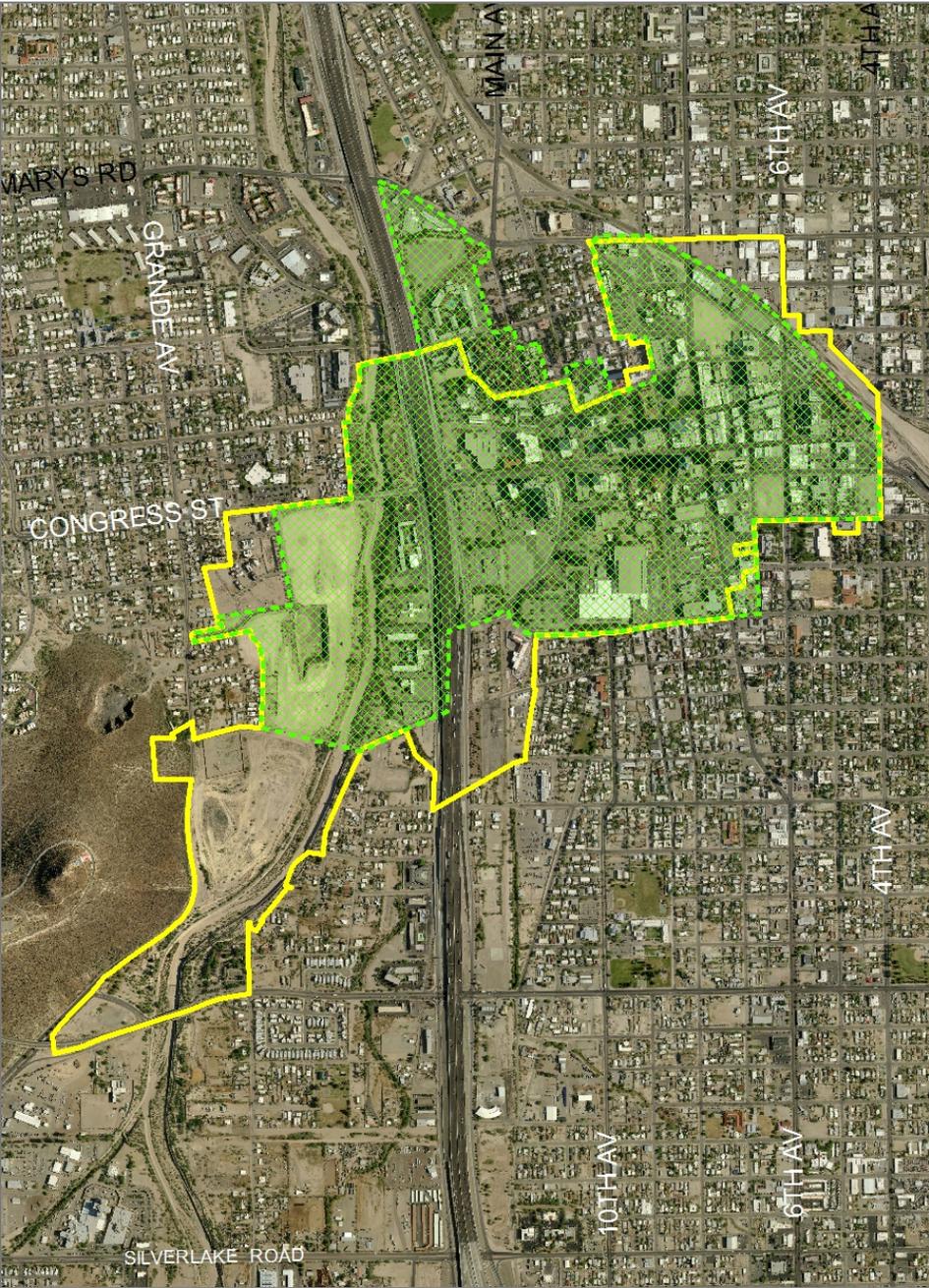
Consolidation of Overlays – Proposal

Downtown Links – Establishes the Downtown Links (DLS) area as a third subdistrict. The permitted development standards and modifications will be part of the IID in the UDC and the design standards will be located in the Technical Standards Manuals.

Rio Nuevo District – Consolidate the RND standards into the IID and repeal the RND from the UDC and IID.



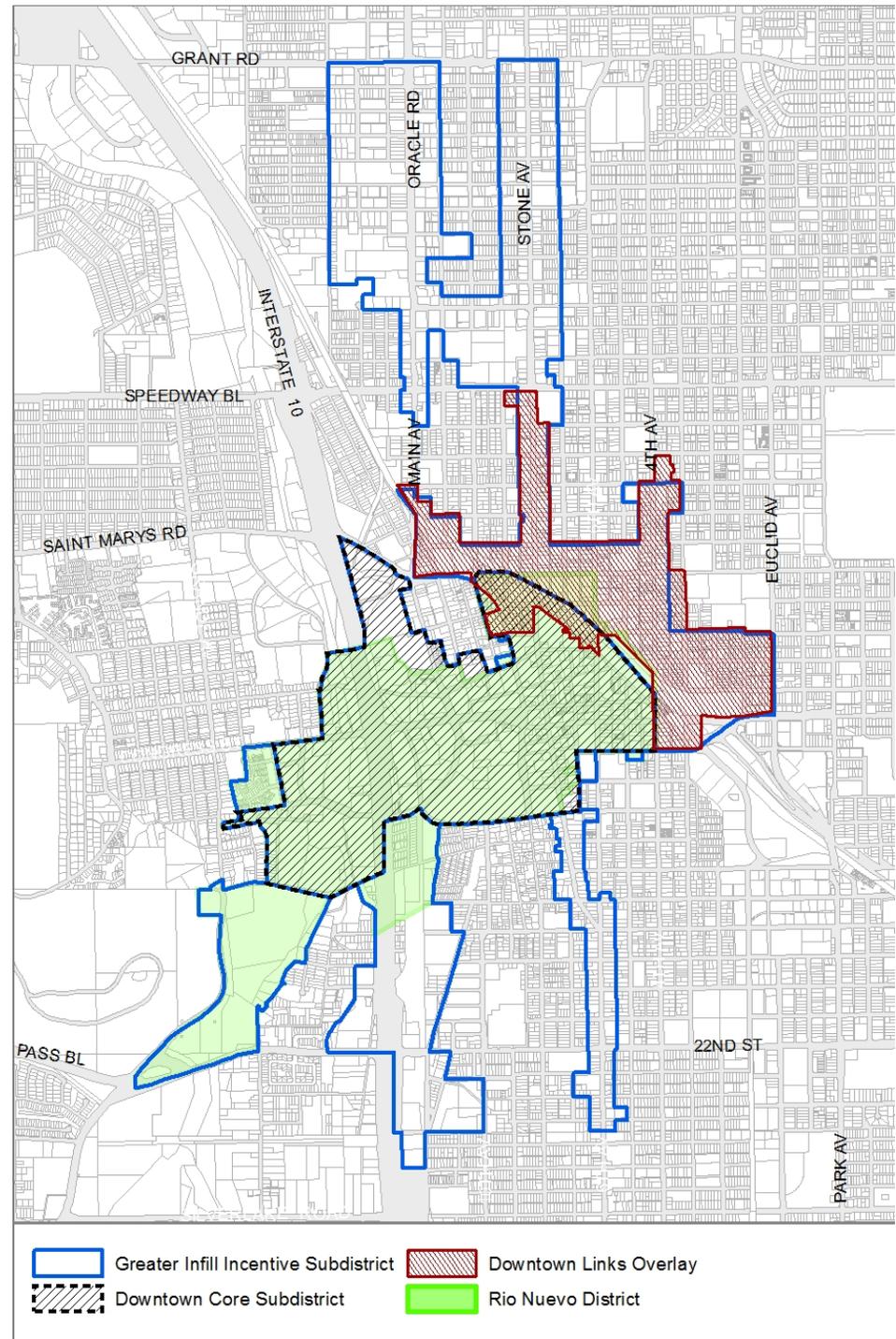
Downtown Core Subdistrict & RND Overlap



-  Downtown Core Subdistrict
-  Rio Nuevo District

Consolidation of IID, RND, & Downtown Links

1. Map identifies where there is overlap and inconsistencies.
2. Decisions will have to be made re: how to change the subdistrict boundaries to eliminate overlap



Neighborhood Protection – Consolidation of Overlays

Question:

1. Can the IID (an optional overlay) be amended to include the RND which has mandatory requirements?



Next Steps

- Staff will resume meeting with the full IID Task Force and Subcommittee in January to develop draft amendments.
- Staff expects it will take 8+ months to prepare a draft recommendation.

