

# INFILL INCENTIVE DISTRICT SUNSET DATE STAKEHOLDER MEETING

August 29, 2018

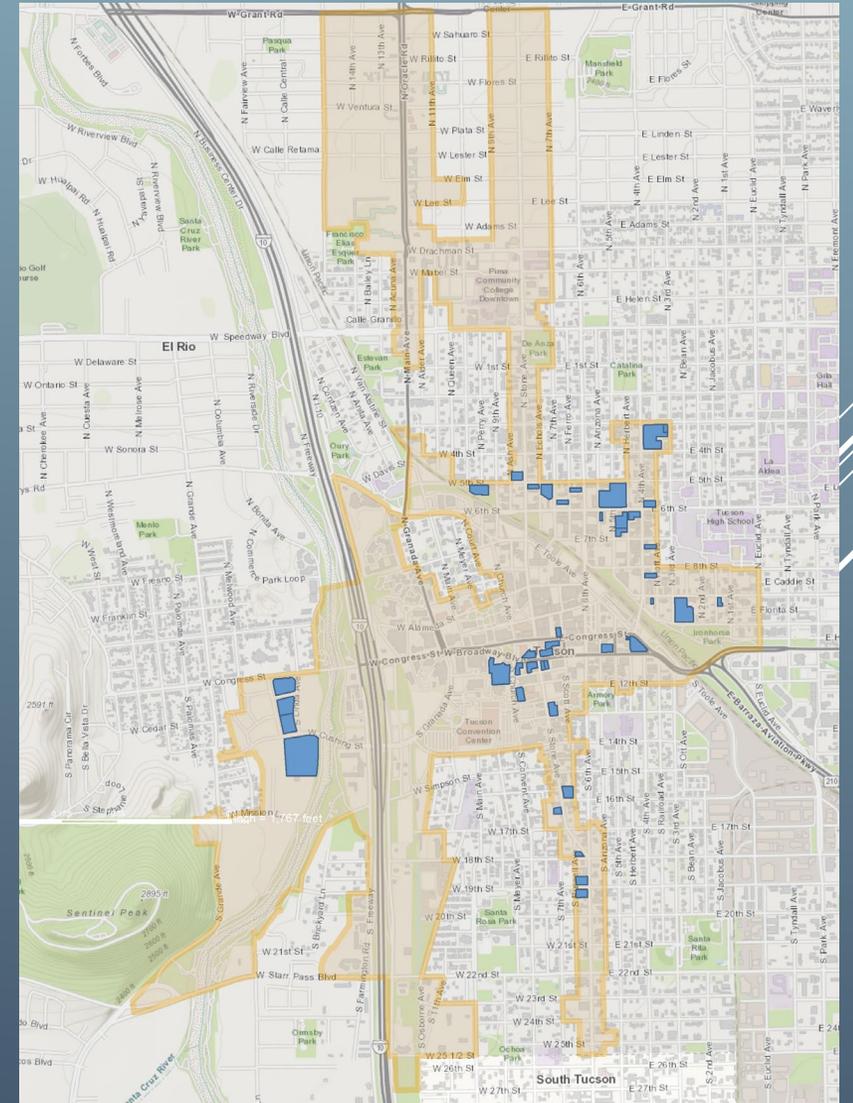
# BACKGROUND OF IID

- **2010 – Public review & comment of select sections of IID**  
100+ meetings
- **2013 – Mayor & Council direct staff to revise portions of UDC related to IID & to simplify & incorporate Downtown Links & Rio Nuevo District overlays**
- **2013-2015 – Analysis, deliberation & public review via:**
  - 100+ public meetings
  - Stakeholder groups
  - IID Citizens' Task Force
  - Planning Commission IID Subcommittee
  - Planning Commission
  - Mayor & Council meetings
- **Feb 18, 2015 – Mayor & Council adopt current Infill Incentive District Ordinance setting Sunset date on January 31, 2019**

# STATS ON IID PROJECTS

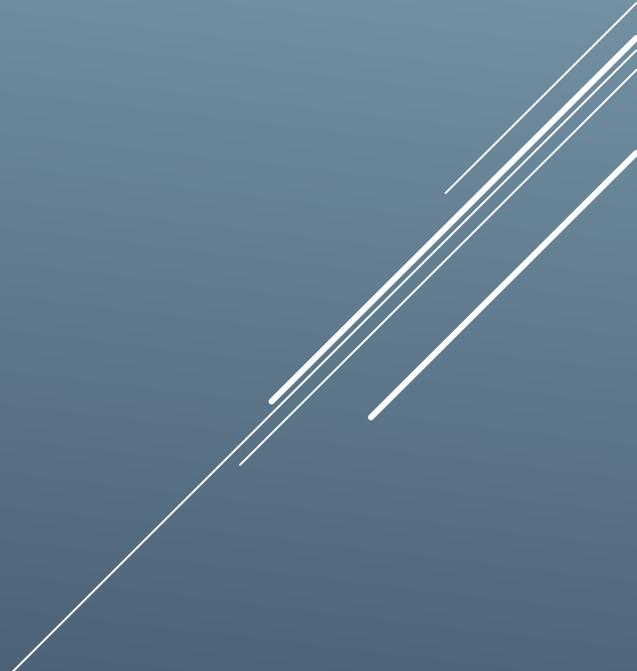
Since Adoption of 2015 Ordinance

- ▶ 24 Approved Projects since adoption of 2015 Ordinance
  - ▶ 15 Minor and 9 Major
  - ▶ Mix of Residential, Retail, Food Service, and Office
- ▶ Approximately \$200 million in Valuation of projects



# STATS ON IID PROJECTS

Most Requested Exceptions since 2015 Ordinance Adoption

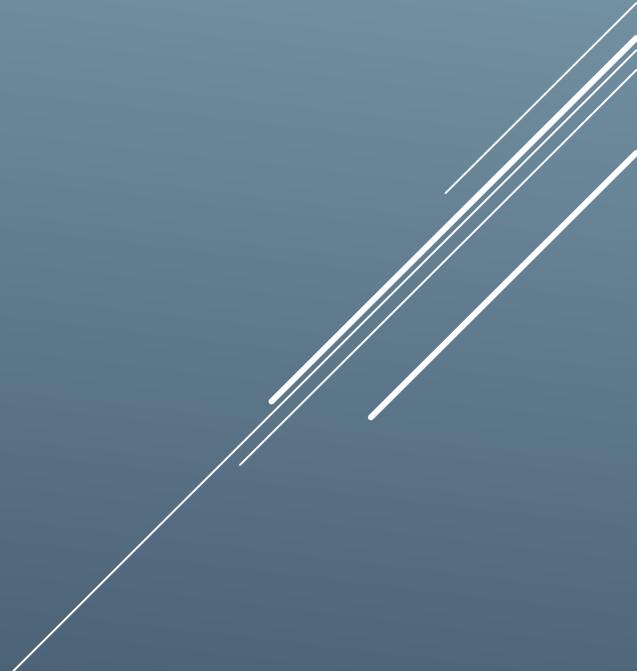
- ▶ Parking – 18 Requests
  - ▶ Landscaping and Screening – 16 Requests
  - ▶ Solid Waste Collection – 12 Requests
  - ▶ Change of Use – 9 Requests
  - ▶ Off-Street Loading – 9 Requests
  - ▶ Perimeter Yard – 7 Requests
  - ▶ Prevailing Setbacks – 7 Requests
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# PURPOSE OF THE IID

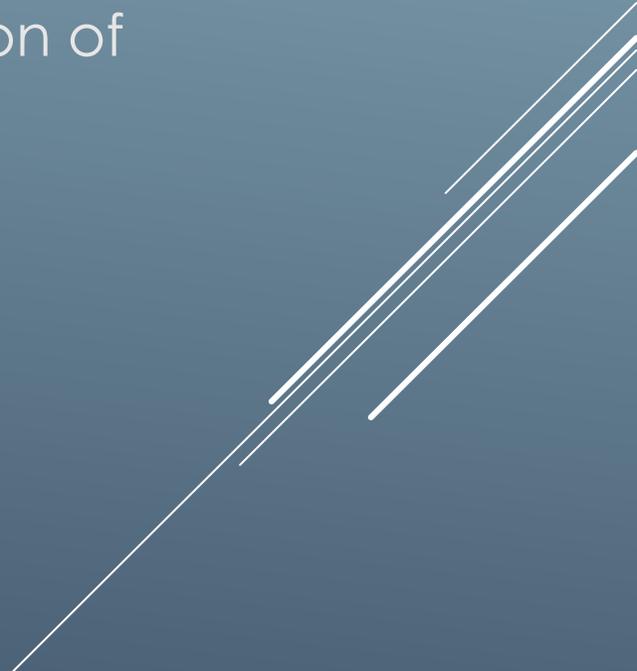
The primary purpose of the Downtown Area Infill Incentive District (IID) is to encourage redevelopment in the following ways:

- A. Encourage sustainable infill development that supports the creation of urban neighborhoods that are pedestrian and transit-oriented and benefits the IID, the major activity centers in the area, and the City as a whole, while promoting compatibility with existing residential and non-residential properties and neighborhoods;
- B. Address barriers to infill development in the Downtown Area Infill Incentive District (IID), such as incompatible development standards and associated development barrier issues;
- C. Implement the IID purposes by offering development incentives permitting a modification of development requirements;
- D. Provide for appropriate transitional design standards where the development or expansion of a use is adjacent to existing single-family residential development;
- E. Protect historic structures and historic neighborhoods and existing residential neighborhoods from potential negative impacts of new development; and,
- F. Consolidate the regulations and design standards that apply to downtown areas into a single ordinance by moving certain provisions of the Rio Nuevo District (RND) overlay zone , former Section 5.11 , into the IID Rio Nuevo Area (RNA) and renumbering them to conform to the numbering of the IID.

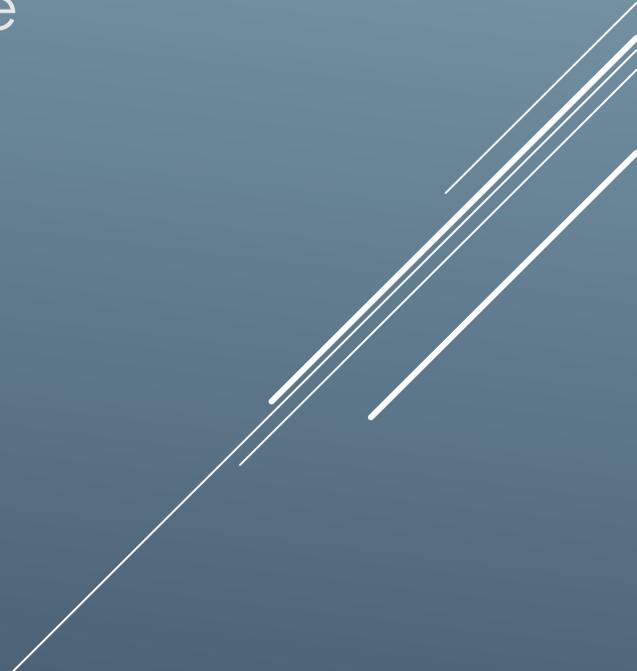
# GOAL OF 2015 AMENDMENTS

- ▶ Provide better neighborhood protection
  - ▶ Clarify the role of formal commitments
  - ▶ Improve design review
  - ▶ Don't create redundancy with other overlays
  - ▶ Ensure the IID still has incentives
  - ▶ Be consistent with other City projects within the Infill Incentive District
  - ▶ Simplify the review and use of the various overlays through consolidation
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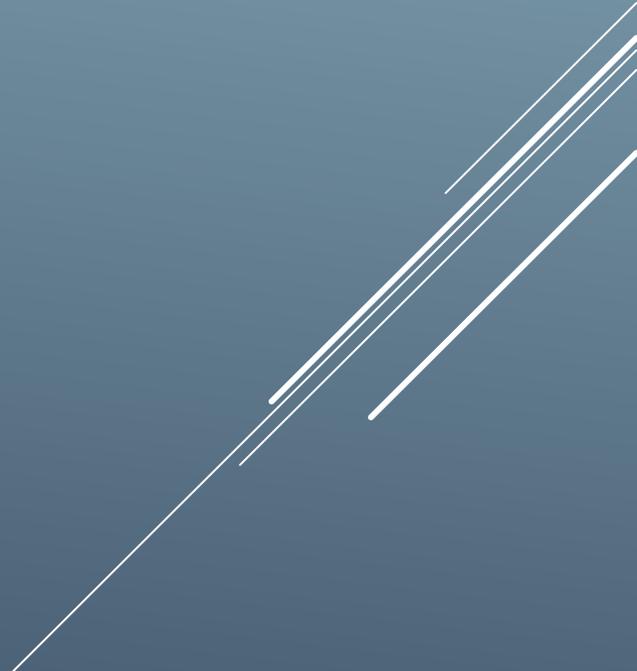
# ITEMS TO MONITOR

- ▶ Review the criteria for major design review;
  - ▶ Review how the alternative compliance provision is used;
  - ▶ Review of the Director's Special Conditions;
  - ▶ Consider using IID if Mayor and Council approve a demolition of historic structure;
  - ▶ Consider further how to handle group dwelling projects in the IID; and,
  - ▶ Consider increase in parking allowances in the Greater Infill Incentive Sub-district.
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# POTENTIAL ISSUES TO BE ADDRESSED

- ▶ Historic property – distinction between listed vs. eligible
  - ▶ Clarification of demolition of historic structures
  - ▶ Clarification for review of Rio Nuevo District
  - ▶ Student housing
  - ▶ Required pre-application meeting with zoning compliance review
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# QUESTIONS FOR DISCUSSION

- ▶ Does the IID adequately protect the character of neighborhoods?
  - ▶ Is the scale and type of development appropriate?
  - ▶ Is there anything we can do to spur development north of Speedway and south of 18<sup>th</sup> street?
  - ▶ Historic Preservation and HPZ building height limits
  - ▶ How has the Design Professional process worked?
  - ▶ Do you think the neighborhood liaison is working?
  - ▶ Anything else?
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# NEXT STEPS

- ▶ Additional Stakeholder Meetings if Needed
  - ▶ Planning Commission Study Session in October
  - ▶ Planning Commission Public Hearing in November
  - ▶ Mayor and Council Public Hearing in December
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