

INFILL INCENTIVE DISTRICT SUNSET DATE

Citizens Task Force
Meeting

September 20, 2018

PURPOSE OF MEETING

Review comments from the first three Stakeholder Meetings

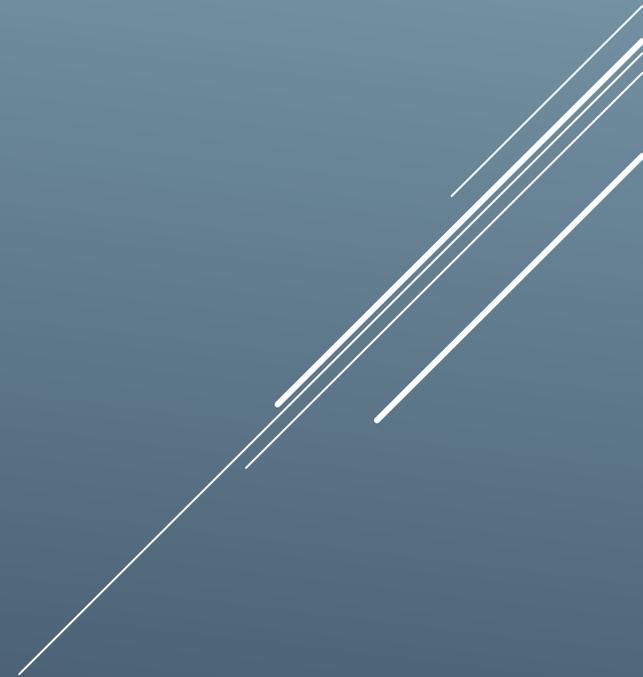
Is anything missing or need clarification?

Help to prioritize potential changes

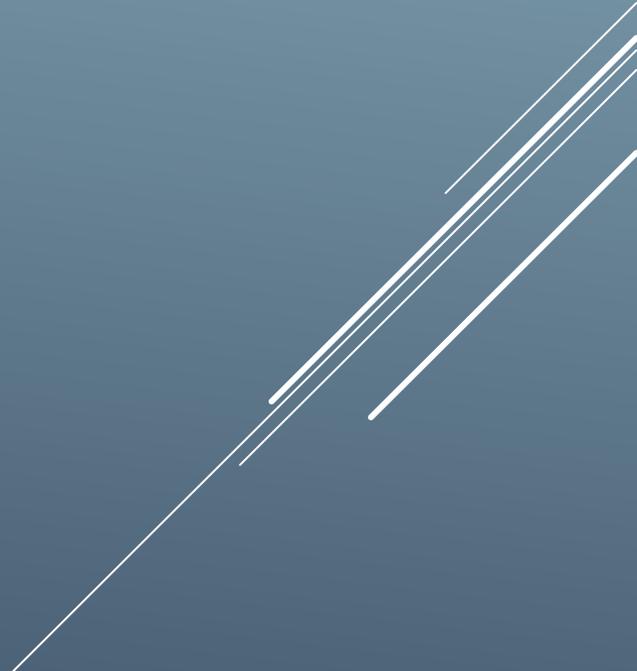
- ▶ What should be proposed?
- ▶ What may be addressed in other ways?
- ▶ What should not be addressed?

IS THE IID WORKING?

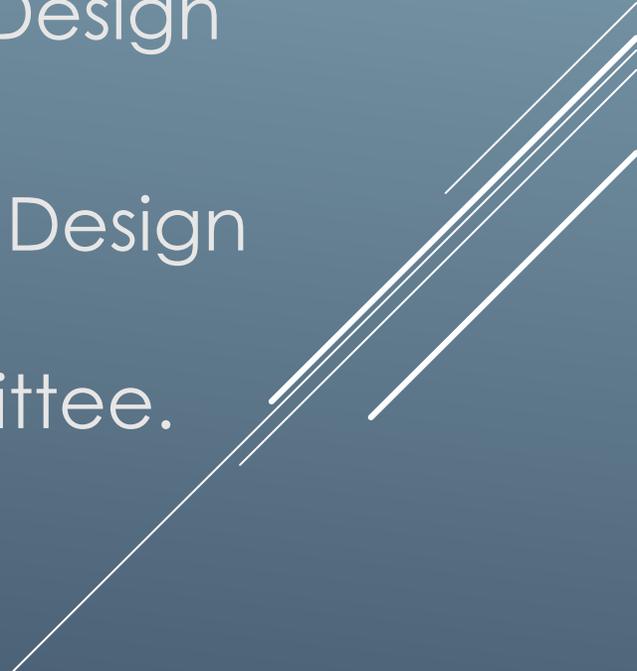
- ▶ General consensus is that the IID is working.
- ▶ Could make some minor tweaks to improve the ordinance.



HISTORIC PRESERVATION

- ▶ What constitutes a historic resource?
 - ▶ If a historic building is demolished (listed or eligible to be listed), at what point can an applicant utilize the IID to develop that parcel?
 - ▶ Should we create a process that allows for the demolition of a historic building to discourage people opting for a PAD or just utilizing the underlying zoning?
 - ▶ How do we address additional building heights when developing in an IID and an HPZ?
- 

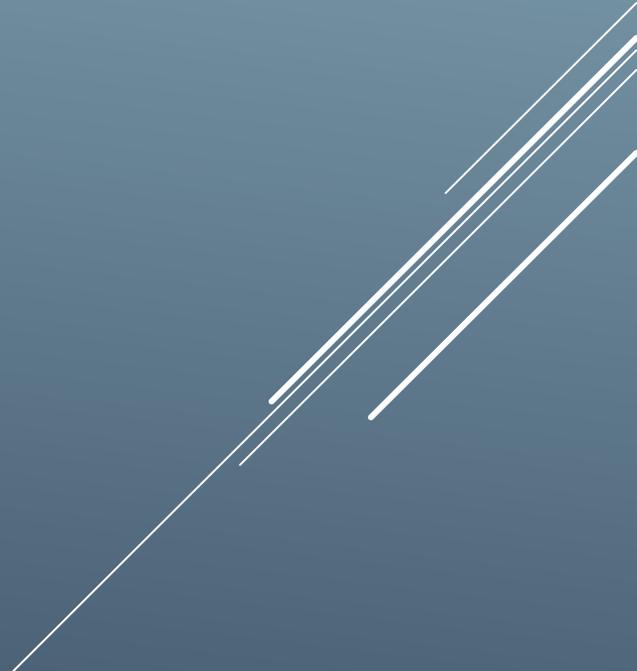
DESIGN REVIEW

- ▶ Option for a Study Session prior to a Public Hearing for major projects or if a meeting went three hours that it should lead to a continuance. However, we need to be mindful that one of the major incentives of Design Review was that it would be more streamlined.
 - ▶ Comment regarding consistency between the Design Professional's recommendation and the recommendation of the Design Review Committee.
 - ▶ Concern about flexibility post approval of IID package, minor vs major changes, Section 5.12.6.Q needs to be clarified.
- 

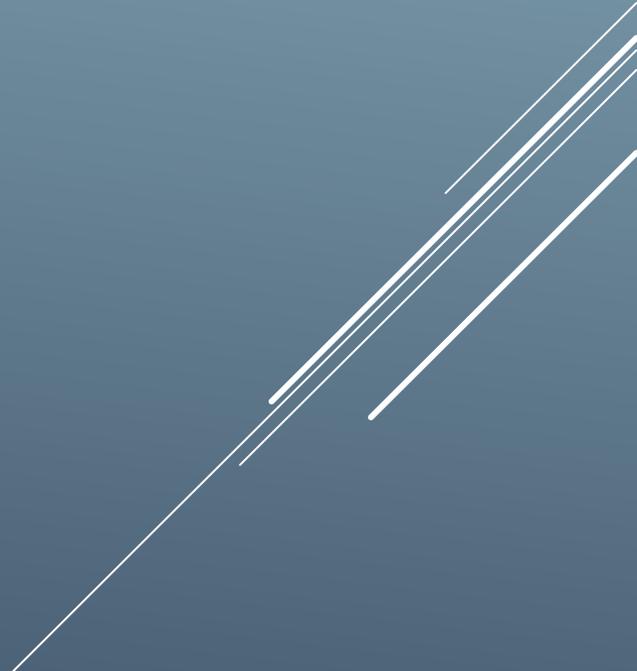
PARKING

- ▶ Downtown is a testing ground for density and if we want to promote transit oriented development we need to assess how much parking is needed.
 - ▶ Is there a way to tie parking reductions to supplying transit or bike share discounts or passes?
 - ▶ Significant discussion about increasing the 25% automatic parking reduction in the Greater Infill Incentive Subdistrict (GIIS) portion of the IID.
 - ▶ The Individual Parking Plan (IPP) is an workable option for additional reductions and is not overly onerous.
- 

STUDENT HOUSING

- ▶ We should not be incentivizing student housing and therefore we should not allow for a developer to utilize the IID for group dwellings.
 - ▶ Some attendees were hesitant to add additional restrictions on student housing within the IID especially considering the Main Gate area is nearly built-out.
 - ▶ Mayor and Council Special Exception already required for group dwellings when utilizing the IID is essentially a restriction.
- 

TRANSIT ORIENTED DEVELOPMENT

- ▶ We need to better incentivize development that supports transit and other public transportation options.
 - ▶ Area between 4th and 6th avenues is going to fill out and the development needs to be mixed use and have ground floor commercial.
- 

DESIGN GUIDELINES AND OVERALL DESIGN

- ▶ Adopted design guidelines could be useful in mitigating the unease of more dense new development.
 - ▶ Concern about lack of permeability of developments and public space being provided.
 - ▶ Concern that if we were to have design guidelines, it would limit design options and lead to less character in the designs. Maybe it is just a best practices guide of projects that have utilized the IID.
- 

IMPACT ON NEIGHBORHOODS

- ▶ Most IID examples are downtown; impacts haven't been drastic in neighborhoods.
 - ▶ As development moves north, protections are needed for existing neighborhoods.
 - ▶ Need more engagement of neighborhoods early on in the process.
- 
- A decorative graphic consisting of several parallel white lines of varying lengths, slanted diagonally from the bottom right towards the top right, located in the lower right quadrant of the slide.

SUNSET DATE

- ▶ Questions regarding setting another Sunset Date. Comment that because of how much change is occurring in trends and development patterns, it may be good to come back in 3 to 5 years.
- 

AFFORDABLE HOUSING

- ▶ Suggestion that a certain percentage of housing be required to be affordable. Staff clarified that as a requirement of the lender, many of the developments already are required to have 20% affordable units.
- ▶ Allow a "free" residential upzone if the additional allowed units are assured low-income for at least 'X' number of years. E.g., allow someone with R-2 to build to R-3 if the units beyond the R-2 limits are kept affordable. This might be helpful for Grant Road and overlays.

NORTHERN PORTION OF GREATER INFILL INCENTIVE SUBDISTRICT

- ▶ There is a lot of I-1 along the interior of this corridor, why not allow work live like in the warehouse triangle area?

NEXT STEPS

- ▶ Review feedback from this meeting and draft initial proposed text changes
 - ▶ 2nd Stakeholder Meeting to review initial proposed text changes
 - ▶ Public Meetings tentatively on October 3 at 5:30pm and October 4 at noon
 - ▶ Planning Commission Study Session in October
 - ▶ Planning Commission Public Hearing in November
 - ▶ Mayor and Council Public Hearing in December
- 