



## Item 2 – Neighborhoods and Livability Committee

# UDC Amendments relating to RIO Districts and design requirements for a new RIO District (RIO-7) for San Pedro Creek

Shanon Shea Miller, Director, Office of Historic Preservation



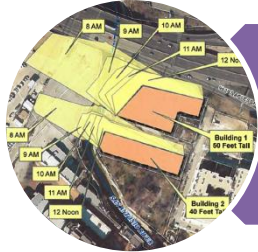
## Background Info

- RIO since 2002, updated 2011
- Museum Reach and Mission Reach have spurred development
- Urban design principles; some use restrictions
- Establishes public review process





# Background Info



## Site Design

(setbacks, landscaping, access)



## Building Design

(height, massing, materials)



## Signage & Furnishings

(River Walk, Illumination)



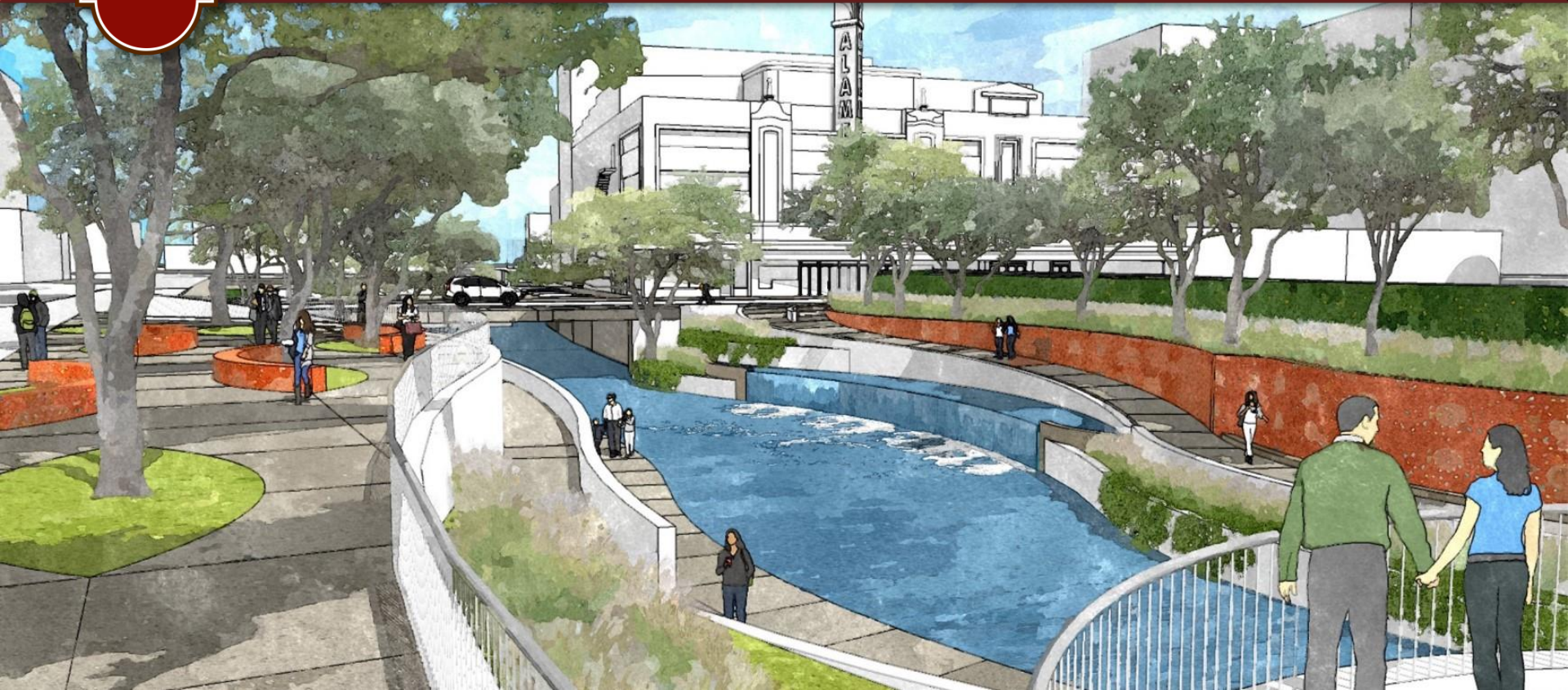
## Background Info

- San Pedro Creek Public Improvements Project has begun
- Create and maintain a harmonious environment that increases the public's use and appreciation for the creek





# Rendering of Creek Improvements





## Draft Amendments - Overview

- Existing RIO requirements will apply in RIO-7
- Majority of property currently falls within Downtown Guide or existing historic district
- Building design requirements reflect Downtown Guide







# Draft Amendments - Overview



Conventional Zoning



Pedestrian Friendly Design Overlay



## Draft Amendments - Process

- Two public information meetings
- Draft made publicly available
- Comments from organizations and private groups
- Design Review Committee and Development Process Task Force
- HDRC and Zoning Commission Approval







# Example Content

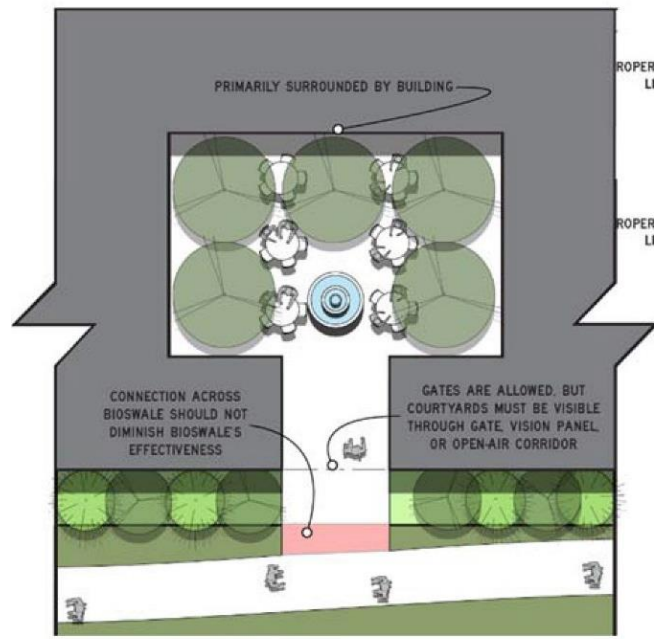


Fig. 673 – 11 b: courtyard

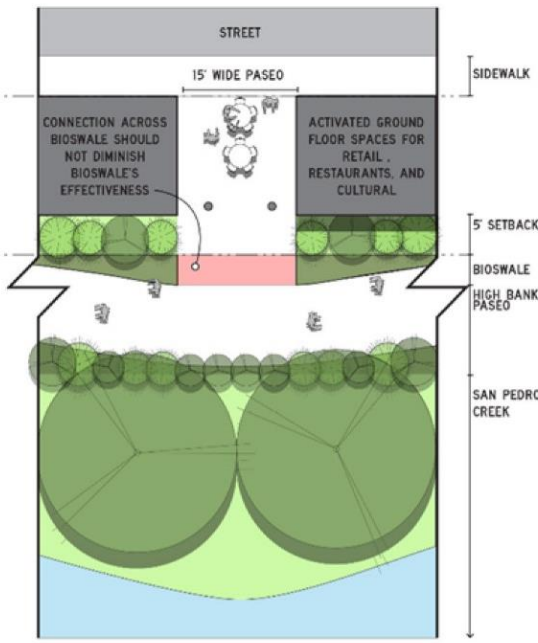


Fig. 673 – 11 c: paseo

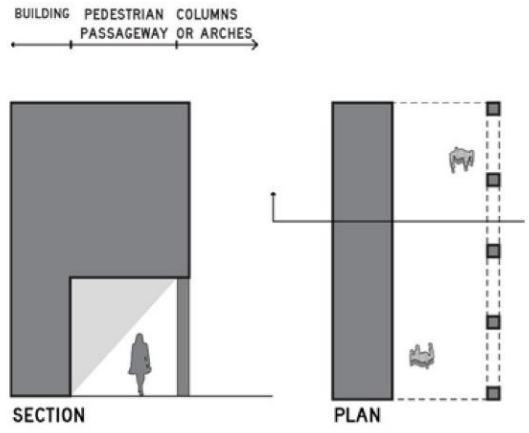
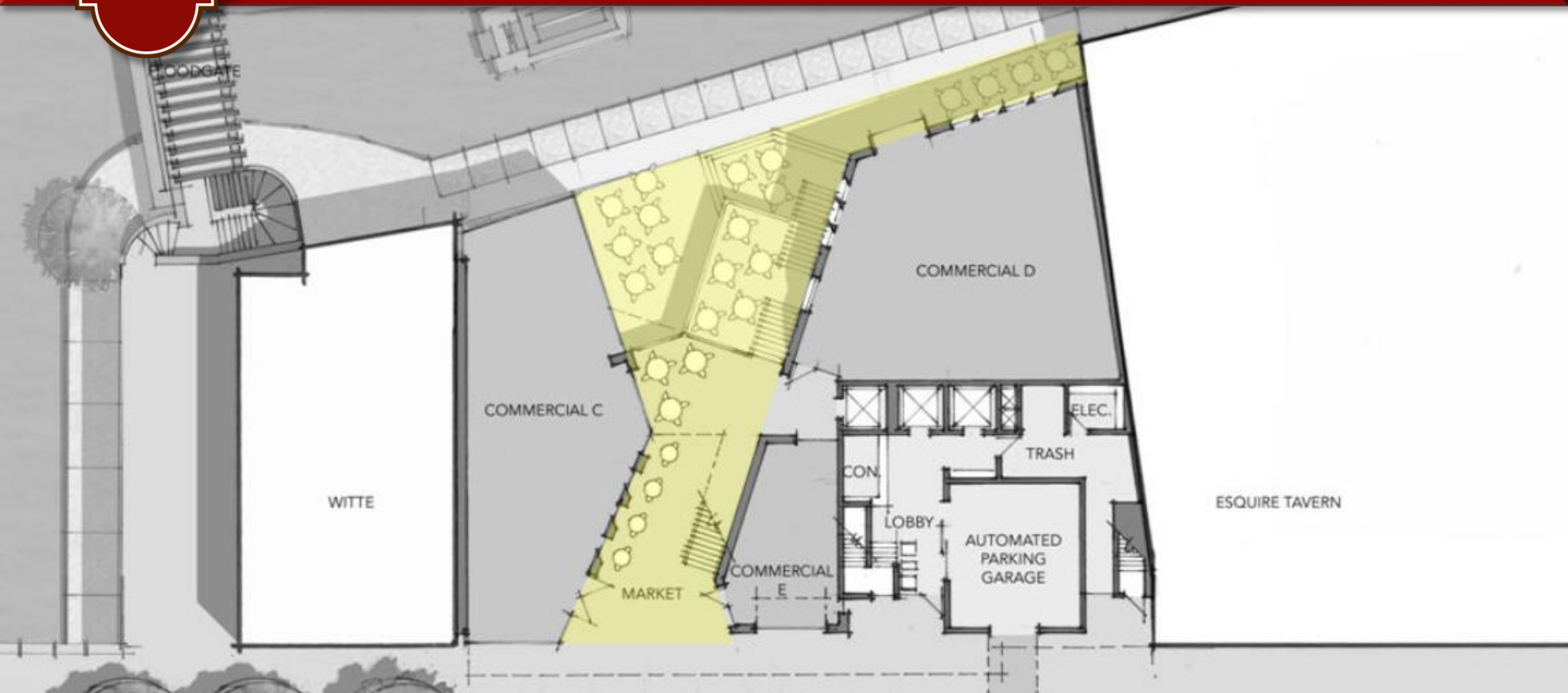


Fig. 673 – 11 d: arcade

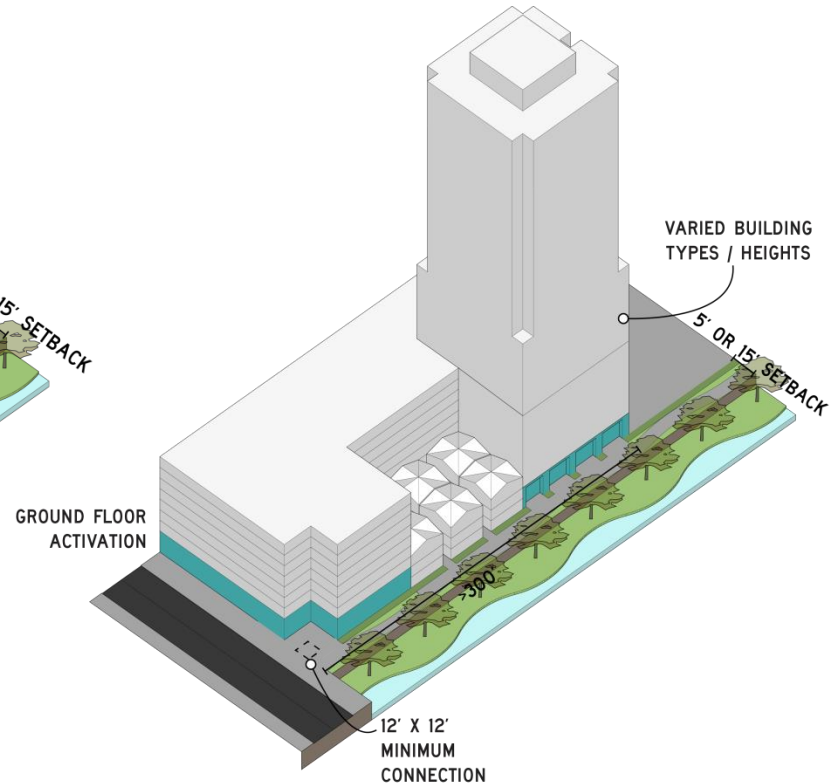
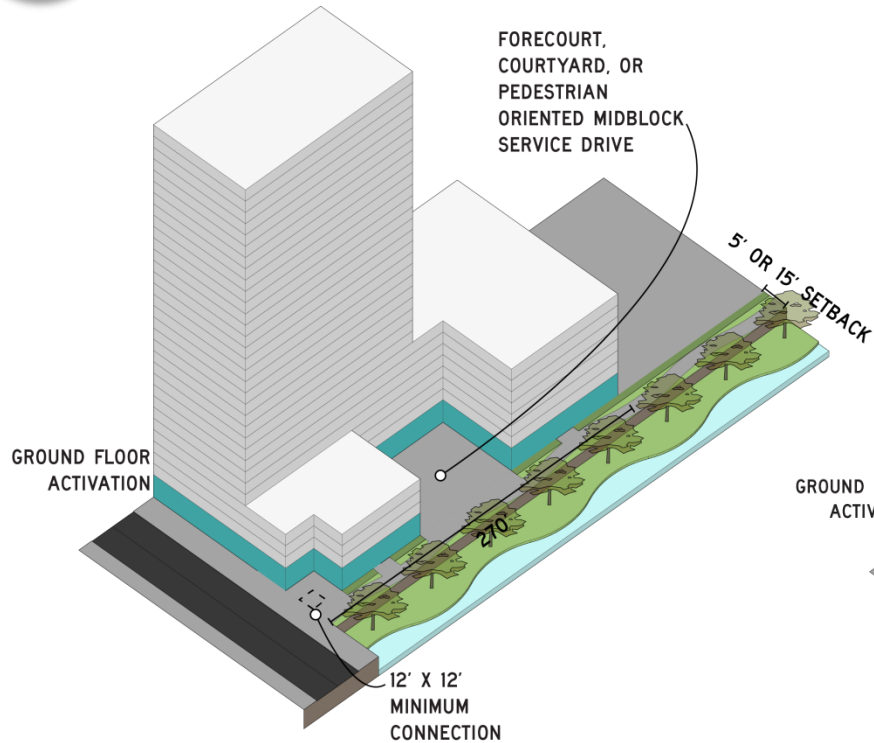


# Example Content



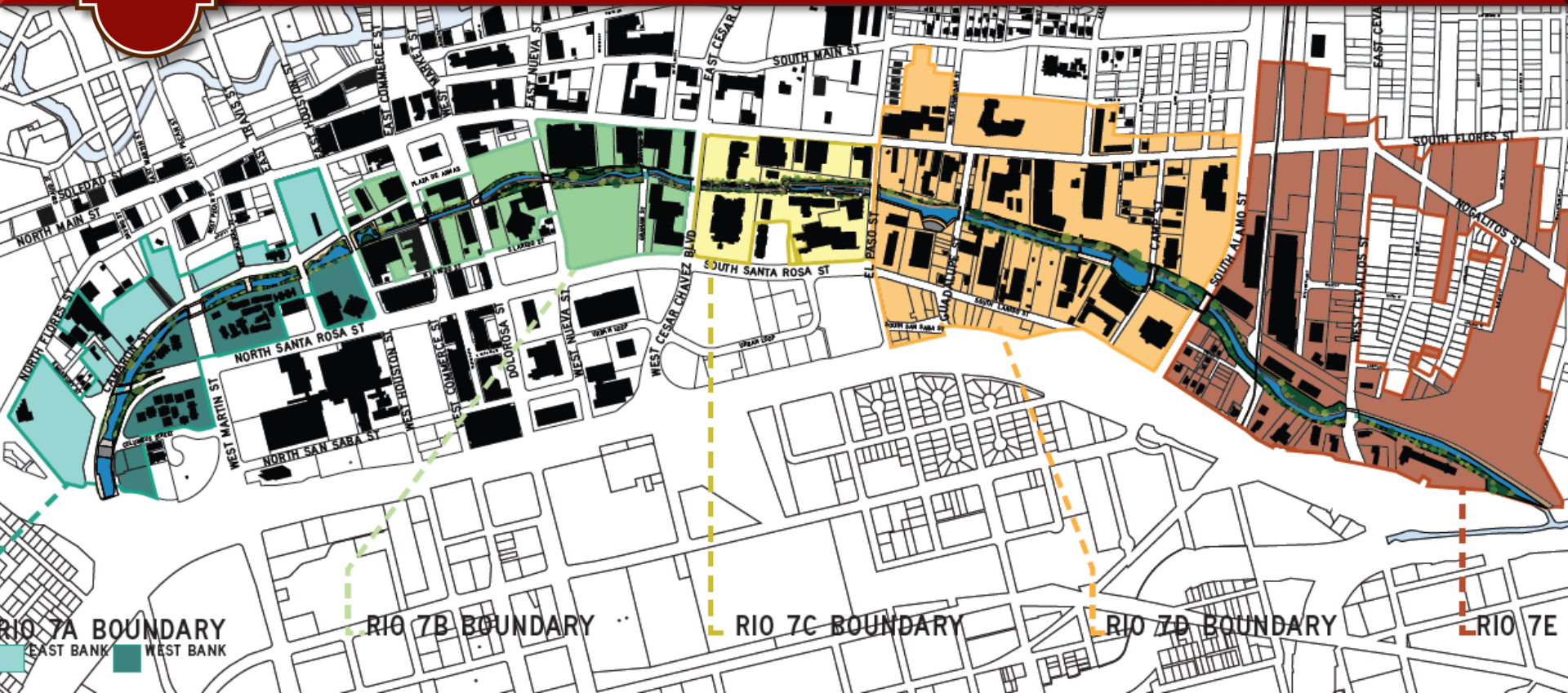


# Example Content





# Preliminary Boundaries







## Next Steps

- Neighborhoods & Livability
- City Council, October 13 (tentative)
- Separate request for zoning overlay  
(Fall 2016)





## Item 2 – Neighborhoods and Livability Committee

# UDC Amendments relating to RIO Districts and design requirements for a new RIO District (RIO-7) for San Pedro Creek

Shanon Shea Miller, Director, Office of Historic Preservation