



Item ## – City Council A Session, October 13, 2016

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

Lori Houston, Assistant City Manager

Shanon Shea Miller, Director, Office of Historic Preservation



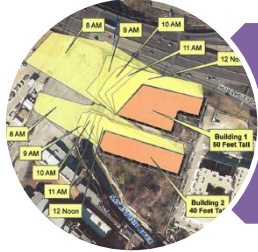
## Background Info

- 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)



## Issue



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



## 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 informational meetings
- Draft made publicly available since March
- Comments from organizations and private groups
- Design Review Committee and Development Process Task Force
- HDRC and Zoning Commission Approval





# Example Content

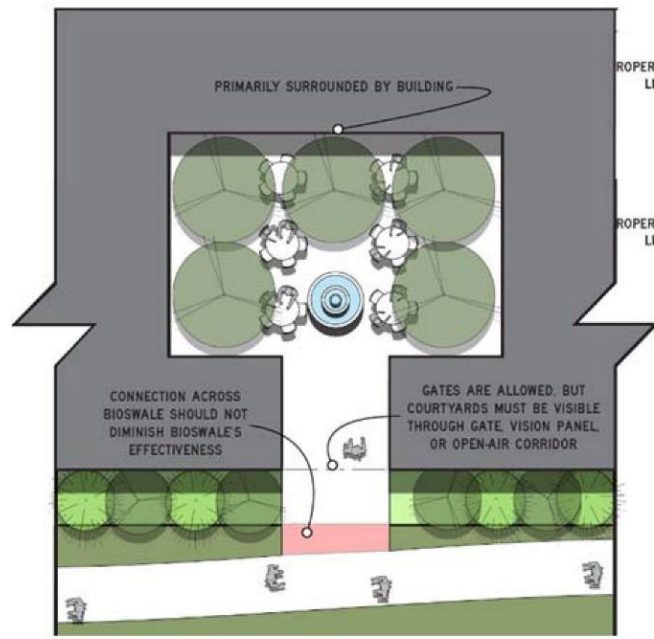


Fig. 673 – 11 b: courtyard

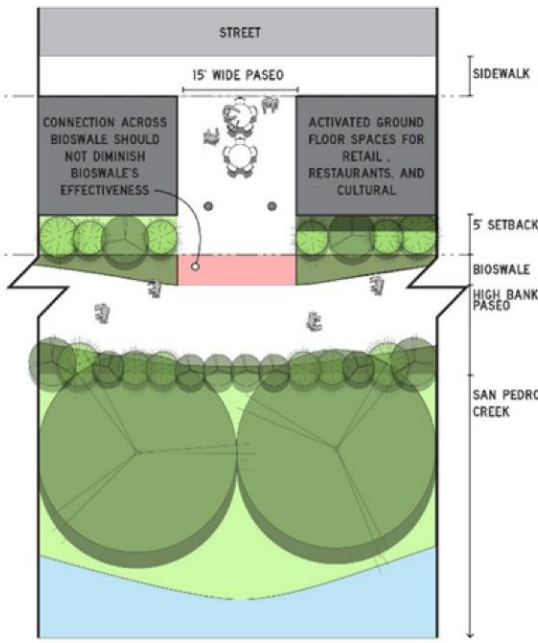


Fig. 673 – 11 c: paseo

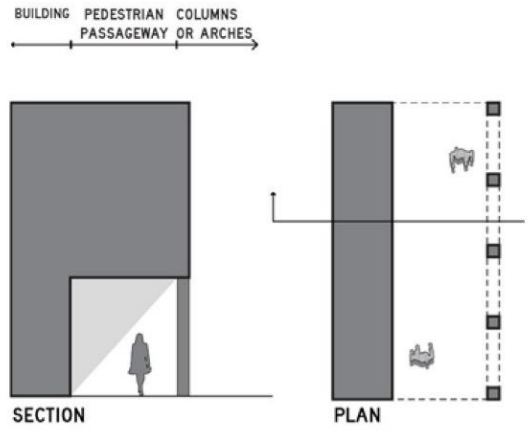
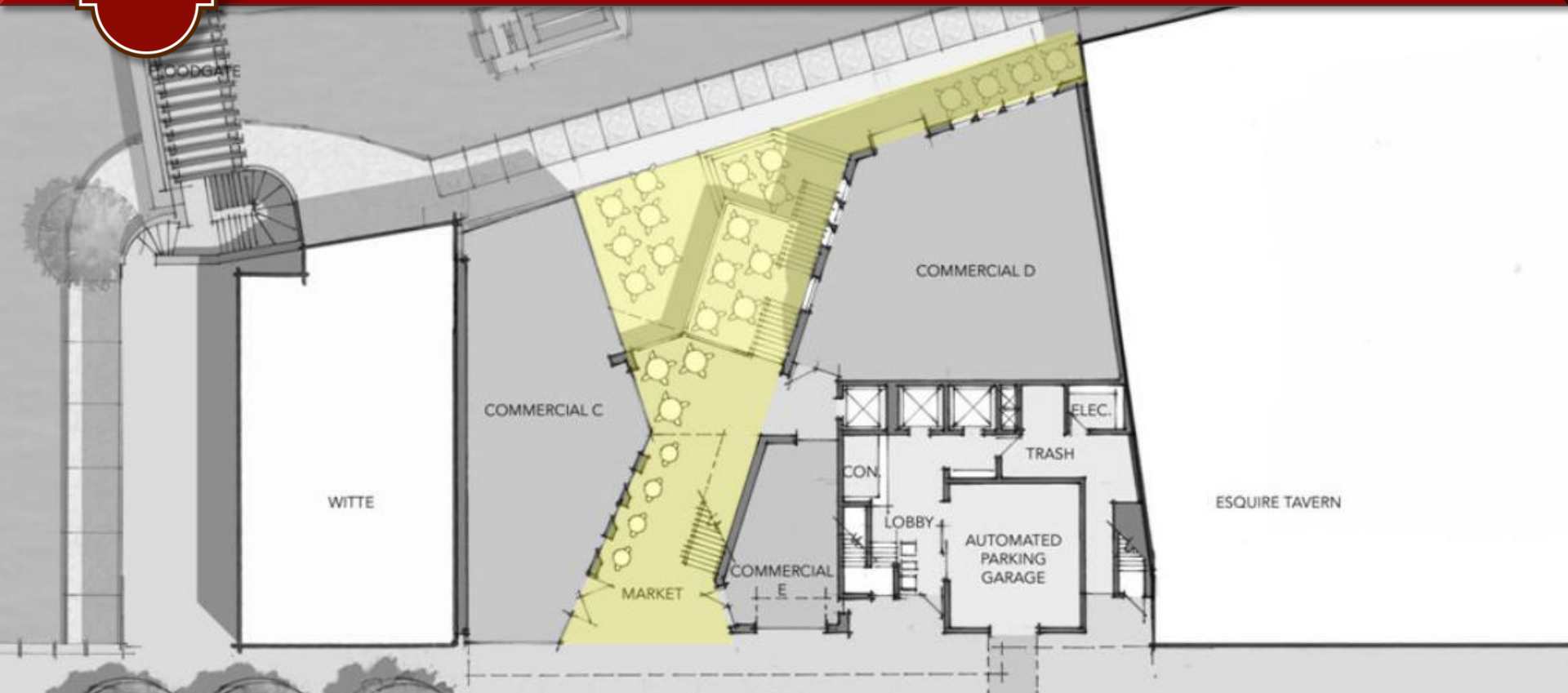


Fig. 673 – 11 d: arcade



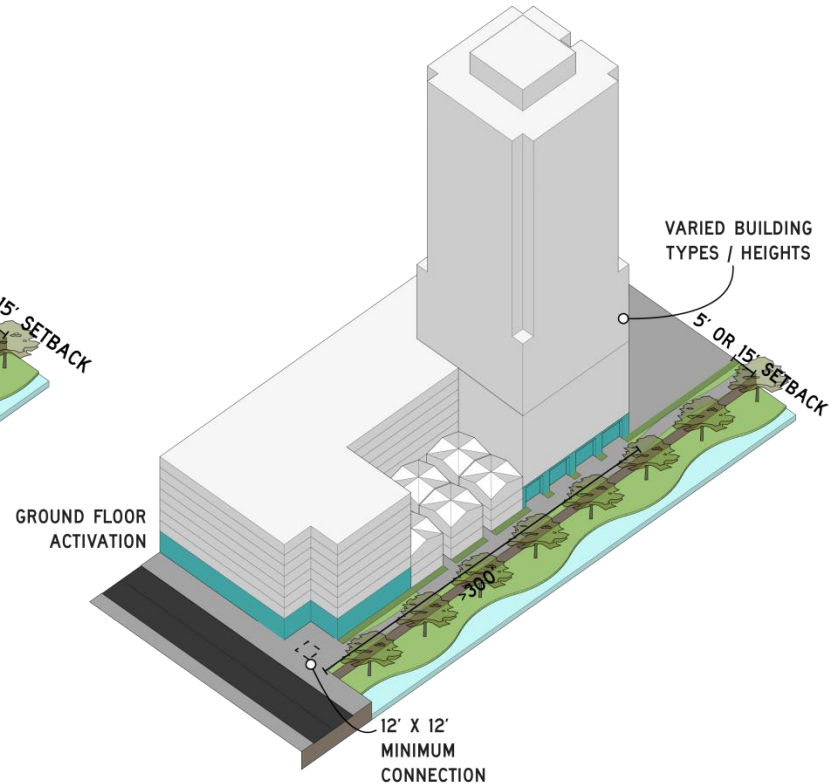
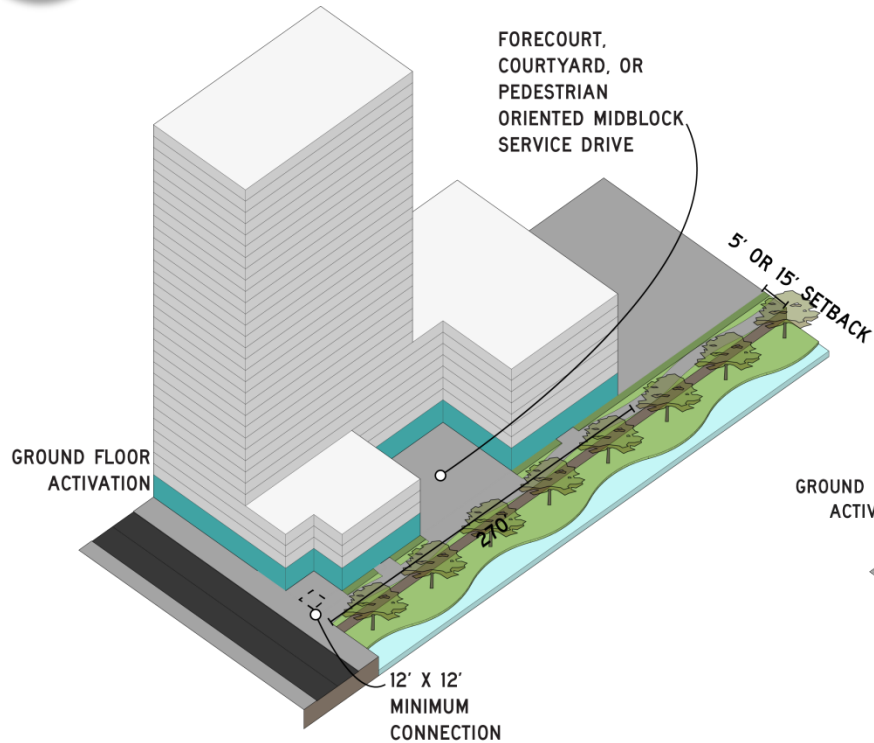


# Example Content





# Example Content





# Preliminary Boundaries





## Alternative

- No new design requirements would be established for properties along the creek
- Developments could potentially impact the creek with no public design review process







## Recommendation

- Staff recommends approval of UDC Amendments
- Future request for zoning overlay







Item ## – City Council A Session, October 13, 2016

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

Lori Houston, Assistant City Manager

Shanon Shea Miller, Director, Office of Historic Preservation