



**UDC OHP Amendments
Task Force Kick-off Meeting
June 6, 2019**

Attendance

Anisa Schell
Ashley Farrimond
Barbara Witte-Howell
Brad Carson
Cherise Rohr-Allegrini
Curtis Fish
Gemma Kennedy
Irby Hightower
James McKnight
Stuart Johnson for Jay Louden
Jeff Fetzer
Jim Bailey
John Bustamante
Kevin Covey
Luis Miguel Martinez
Monica Savino
Patrick Christensen
Sarah Gould
Tony Garcia
Vince Michael
Zac Harris

Others

Peter French
Tom Hughes
Evelyn Brown

City Staff

D7 – Fred Ramirez
Lauren Sage
Shanon Miller
Cory Edwards
Alma Lozano, City Attorney

Meeting Notes

Agenda

1. Process changes
2. Infill design
3. Downtown process issues and downtown designs



4. RIO character areas, heights, etc.
5. Policy changes if needed

Introductions

Name, areas of concern

- Patrick Christensen
 - a. 3rd party designation process
 - b. RIO updates
 - c. Subcommittee meetings of UDC
 - d. Likes A and B groups on current HDRC agendas
- Ashley Fairrmond
 - a. 3rd party designation process
 - b. How zoning and HDRC work together, IDZ, site plan consistencies
- Luis Miguel Martinez
 - a. HDRC and zoning consistency
 - b. Dividing larger and smaller projects
 - c. Design challenges and more guidelines friendly to lay people
- Cherise Rohr-Allegrini
 - a. How do we encourage development to communities that already exist
- Sarah Gould
 - a. Heritage conservation
 - b. Equity with historic preservation
 - c. Bring HP goal and policy in line with environmental issues
 - d. Salvage program, but more rules
 - e. Owner Occupied Rehab and preservation - housing policy
- Peter French
 - a. Challenges between staff and commissioner comment, common ground
 - b. RIO and need to be considered proximity to the river and those far from the river based on intense urban development pattern; what areas RIO cover
 - c. Conflict between HP and modern development patterns
 - d. A and B agendas are helpful;
 - e. The line is 1-4 residential units vs everything else (Jim Bailey countered with it's based on massing)
- Curtis Fish
 - a. Interested to hear from fellow task force members
- Brad Carson
 - a. Attorney, finding money to develop
 - b. HDRC is the busiest commission; long meetings; lives in historic district
 - i. Make it more efficient
 - ii. Divided them up
 - iii. Maybe by increasing staff agency
 - c. Process and objectivity
- James McKnight



- a. HDRC process, 3rd party designation, downtown design guide, certainty of how to get through that process, predictability, discussions with neighborhoods — what does that look like
- Anisa Schell
 - a. Infill design guidelines
 - b. Historic district designation; areas that should be designated that we should designated
- Tony Garcia
 - a. Zoning standards - how it relates with HDG
 - b. Admin - too many
 - c. Demolition process notification
- Gemma Kennedy
 - a. Zoning standards I- how it relates with HDG
 - b. Specific historic guidelines for individual districts
 - c. RÍO - more about the building and not about the river
 - d. How to require neighborhood comment, and how do you follow the process correctly and consistently
 - e. Public interface, when real estate agents don't mention it's historic
- Barbara Witte-Howell
 - a. Greatest economic development is because of our neighborhoods; preserve the historic districts; infill
 - b. HDRC process;
 - c. RIO - Broadway doesn't exist by itself
 - d. Registry for Historic district contacts, similar to register NAs
 - e. Cautious about separating tall buildings from neighborhoods — that historic districts include both residential and large commercial
- Irby Hightower
 - a. Cleaner set of guidelines with rio, historic districts, downtown, so many layers, etc, so we can better calibrate them with a cleaner skeleton for different areas;
 - i. Process can help — large scale versus small scale
 - b. Difference between area, but we've treated the same process; preserve central character and we have a lot of areas that we DON'T want to preserve the character (e.g. parking lot character of downtown); bigger policy goals
 - c. Difference between physical form of a neighborhood vs the character of a neighborhood
 - i. Who can afford to live there
- Vince Michael
 - a. Violations
 - b. Certainty
 - c. Lining HDRC and zoning
 - d. Staff level approvals
 - e. Specific guidelines for each district
- Jim Bailey
 - a. How the processes and procedure that we are setting up (discretionary process, trained professionals) dovetail with inform and guide and how develop our next development code
 - i. Housing



- ii. Neighborhood sustainability
 - iii. Displacement
 - iv. Gentrification
 - v. Carbon footprint
 - vi. Transportation needed
 - vii. Sprawl
- John Bustamante
 - a. DRC has more power per existing UDC than what we are using — could help with meeting length
 - b. From Zoning, we look for conceptual approvals from HDRC for the project; zoning can be put in a box, because they don't have that guidance
- Stuart Johnson
 - a. Length of the meeting; breaking up large scale versus small scale; more commissioners
- Jeff Fetzer
 - a. Two sessions is helpful; refine that idea
 - b. More administrative approvals
 - c. Non-compliance
 - d. Infill development and sequencing and working with zoning; which comes first
- Zac Harris
 - a. RIO
 - b. Downtown DG
 - c. Neighborhood education
 - d. Zoning vs HDRC, focused on neighborhoods
- Kevin Covey
 - a. Standard created, on what goes to the HDRC (HDRC vs admin); more objectivity
 - b. HDRC more objectivity - expensive risk early on
- Tom Hughes
 - a. Fulton Ave Historic District
 - b. 3 blocks, 1300-1500
 - c. 2 bedroom houses
 - d. Violations, then flippers get shut down
 - e. Layer approvals
- Monica Savino
 - a. Structural changes to UDC, think about where it would be appropriate to bring a public interface into the system; whether permit and work searches, especially increasing admin CoAs; how will the neighborhood search/see
- Evelyn Brown
 - a. Dignowity Hill concerns
 - b. Infill design so new construction does not stand out like a sore thumb

Discussion

- Worksheets
- Possible solutions
- How to articulate setbacks and what's appropriate; to visualize what's proposed
- Certainty from staff



- Divide by scale or geographically
- Historic Design Guidelines can be discussed

- Subcommittees
 - Landmark Designation Process
 - HDRC and Administrative Process
 - Infill design
 - Downtown & RIO Districts



Please sign by your name

2020 UDC Updates Cycle
UDC Task Force Meeting

Name	Please sign
Amelia Valdez <i>absent</i>	
Anisa Schell	<i>Anisa Schell</i>
Ashley Farrimond	<i>Ashley Farrimond</i>
Barbara Witte-Howell	<i>Barbara Witte-Howell</i>
Brad Carson	<i>Brad Carson</i>
Cherise Rohr-Allegrini	<i>Cherise Rohr-Allegrini</i>
Curtis Fish	<i>Curtis Fish</i>
Gemma Kennedy	<i>Gemma Kennedy</i>
Irby Hightower	<i>Irby Hightower</i>
James McKnight	<i>James McKnight</i>
Jay Louden <i>(FUR)</i>	<i>STUART JOHN SELL</i>
Jeff Fetzer	<i>Jeff Fetzer</i>
Jim Bailey	<i>Jim Bailey</i>
John Bustamante	<i>John Bustamante</i>
Kevin Covey	<i>Kevin Covey</i>
Luis Miguel Martinez	<i>Luis Miguel Martinez</i>
Madison Smith <i>absent</i>	
Patrick Christensen	<i>Patrick Christensen</i>
Patti Zaiontz <i>absent</i>	
Paul Kinnison <i>absent</i>	
Sam Aguirre <i>absent</i>	
Sarah Gould	<i>Sarah Gould</i>
Tim Cone <i>absent</i>	
Tony Garcia	<i>Tony Garcia</i>
Vince Michael	<i>Vince Michael</i>
Zac Harris	<i>Zac Harris</i>



Date: 6/6/19

Please sign by your name

2020 UDC Updates Cycle -- UDC Task Force Meeting

	E-mail address (print neatly)	First name	Last name	Organization
1		Tom	Hughes	FULTON AVE HD
2		Frank	Ramirez	D7
3		Evelyn	Brown	
4		Morticia	Savino	DHHD
5		Cherise	Rodr. Allegri	Laraca NA
6				
7		KEVIN	COVEY	GRAY STREET
8		PETER	FRENCH	GRAY STREET
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