



**UDC OHP Amendments
Task Force Subcommittee Meeting: Neighborhood Infill
July 11, 2019**

Attendance

Jeff Fetzer
Amy Kastely
Barbara Witte-Howell
Gemma Kennedy
Irby Hightower
Tim Cone
Monica Savino
Luis Miguel Martinez

City Staff

D1 – Sydell Brooks
D7 – Frank Ramirez
Lauren Sage
Shanon Miller
Cory Edwards
Alma Lozano

Meeting Notes

Goals: Ensure design objectives are representative of community desires.

Discussion Topics

- **Consolidate standards and guidelines? Too many layers?**
- **Building Height?**
- **Buffer areas and subdistricts**
- **Punched openings vs curtain walls (glass as secondary material)**
- Parking needs
- Downtown boundaries
- RIO boundaries – distance from the river and between each district
- Downtown Guide guides towers

Discussion

- Could RIO go away in some areas and use D
- Remove those not abutting river from RIO and make just D
- Sub districts of downtown, maybe replace FBZ
- Difference between RIO and D – height and parking
- Variances are common
- Height allotments should be increased, possibly
- Consider views and shadows on neighborhoods; parking spills into neighborhoods



- Cleaning up what is D zoning in terms of what requires parking is important. Encourage density in D but careful on the Riverwalk. Creating a canyon.
- the shadow requirement hits a site hard if it does, but it's not common
- OHP staff: Visual impact of a canyon, but not shadows; separation between towers might be helpful
- A restriction on amount of high rises in an area, did it in Vancouver
- OHP staff: stairstepping, possibly; amount of FAR allotted to create towering;
- Shades and shadows overloads north and underloads south side;
- Setbacks between towers
- Separate by historic buildings
- OHP staff: use restrictions related to parking; concern when next to river; we want to avoid lots that are only used for parking;
- Midtown encourages consolidated parking
- Does HDRC have purview over sidewalk improvement special projects downtown? Yes. Concern over coordination with Commerce improvement and Zona Cultural.
- Standard for street furniture, street signage, trees, etc as these towers finish
- OHP staff: Technology – standardize instances of 5G/small cell on light poles and other existing infrastructure.
- Can they be underground? No. Must be above.
- Parking minimums decreased? Parking is expensive.

Sustainability standards

Discussion

- Think about how – material selection, etc
- Bird safe glass
- Is the market ready for more sustainability?
- Incentives for increased sustainability?
- Making sure there is a PATH for choosing sustainable building materials and methods (SM)
- How does glass impact the surrounding block – similar to shades and shadows, review glares/reflection of heat
- OHP staff: clarifying the section in code that addresses this

Next steps:

- Highlight where we have had problems in RIO UDC
- Maps
- Check with VIA