

Trinity River Corridor Special Purpose District

Trinity River Corridor Project Committee
March 4, 2008



Purpose

- Outline the framework for the Trinity River Corridor Special Purpose District
- Introduce general provisions that will apply to all property within the PD for discussion

PD Outline

- General Outline of the Special Purpose District
 - Part I: General Provisions
 - Part II: Form District Regulations
 - Part III: Subarea Regulations

Creation of the PD

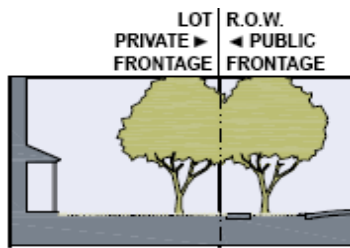
- How the Trinity River Corridor SPD is being “built”
 - Part I has been crafted in the beginning and will apply to all property incorporated into the SPD
 - Parts II and III will be added to with additional subdistrict regulations and regulating plans as zoning studies are completed

Part I: General Provisions

- Part I - Overview
 - Outlines organization of the document
 - Includes typical provisions such as definitions
 - Defines the amendment process
 - Includes provision for administration of the PD and the review process for projects in the PD
 - **Defines general development requirements applicable throughout the corridor**

Part I: General Provisions

- Part I – Building Frontages
 - Defines building frontage types



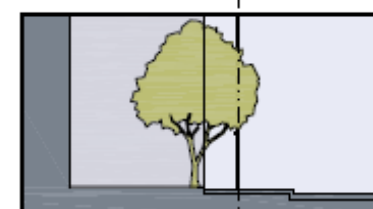
Common Yard



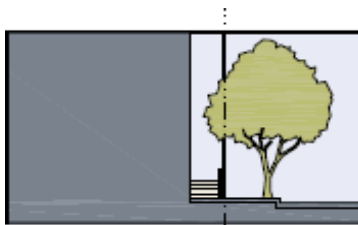
Porch + Fence



Terrace or Light Court



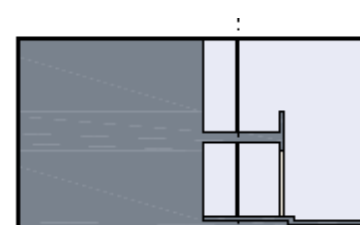
Forecourt



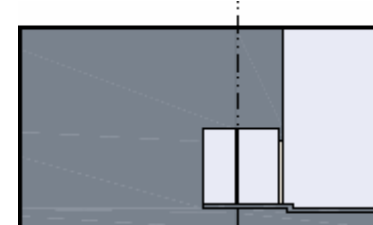
Stoop



Shopfront/Awning



Gallery



Arcade

Part I: General Provisions

- Part I – Amendments
 - Amendments to Part I
 - Amendments to Part II
 - New form districts
 - Amendments to existing form district regulations
 - Amendments to Part III
 - New regulating plans and height maps
 - Amendments to existing regulating plans or height maps
 - Changes from one form district to another within a regulating plan

Part I: General Provisions

- Part I – Administration
 - Plan review
 - Similar to Residential Adjacency Review or site plan review in Urban Corridor districts
 - Staff must determine that proposed development is compliant with all applicable rules and can be adequately served by public facilities

Part I: General Provisions

- Part I – Administration
 - CPC review
 - Intended to allow flexibility under limited conditions
 - CPC findings:
 - Variation from the regulating plan is the result of changes to the right-of-way or street alignments included on the regulating plan;
 - Complies with spirit and intent of the PD and CLU Plan;
 - Furthers purpose and intent of form district and regulating plan;
 - Doesn't alter the basic relationship to surrounding properties or will not adversely impact surrounding properties;
 - Does not change the street types designated; **and**
 - Does not alter minimum or maximum heights.

Part I: General Provisions

- Part I – Landscaping
 - Generally defers to Article X, but allows for each subdistrict to define specific landscape standards
 - General landscape standards
 - Irrigation and drainage
 - Soil requirements
 - Private license
 - Parkway permits
 - Landscape plan requirements

Part I: General Provisions

- Part I – Green Building Requirements
 - LEED Silver eligibility required for new construction greater than 10,000 square feet
 - Determination of eligibility

Part 1: Nonconformities

- Part I – Nonconforming Structures and Uses
 - Regulations intended to facilitate redevelopment of the area
 - Substantial remodels must comply with PD
 - Nonconforming industrial uses will terminate in 5 years, unless Board of Adjustment grants an extension
 - 18 month window for uses now requiring SUPs

Part II: Form District Regulations

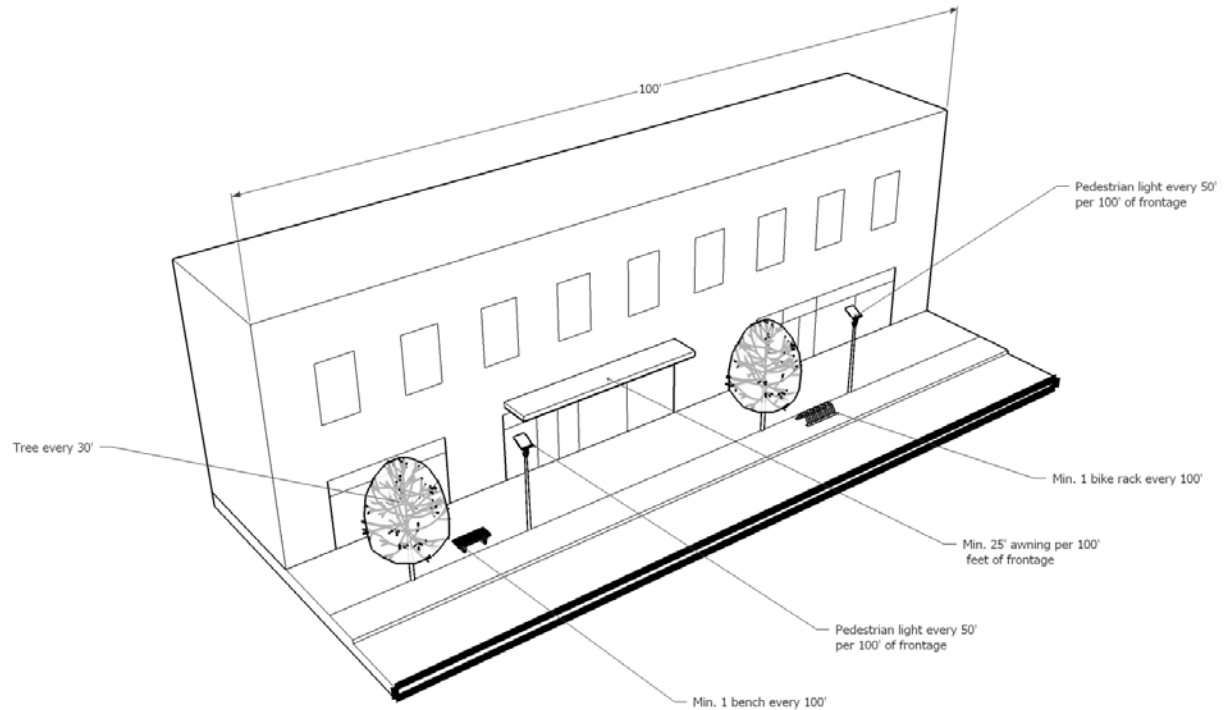
- Part II - Overview
 - Establishes form districts
 - Analogous to zoning districts [CA-1, MU-3, R-7.5(A), etc.]
 - Defines regulations for each form district

Part II: Subdistrict Regulations

- Part II – Form District Regulations
 - Vision and intent
 - Neighborhood and block layout
 - Open space requirements
 - Block perimeter
 - Block length
 - Building frontages

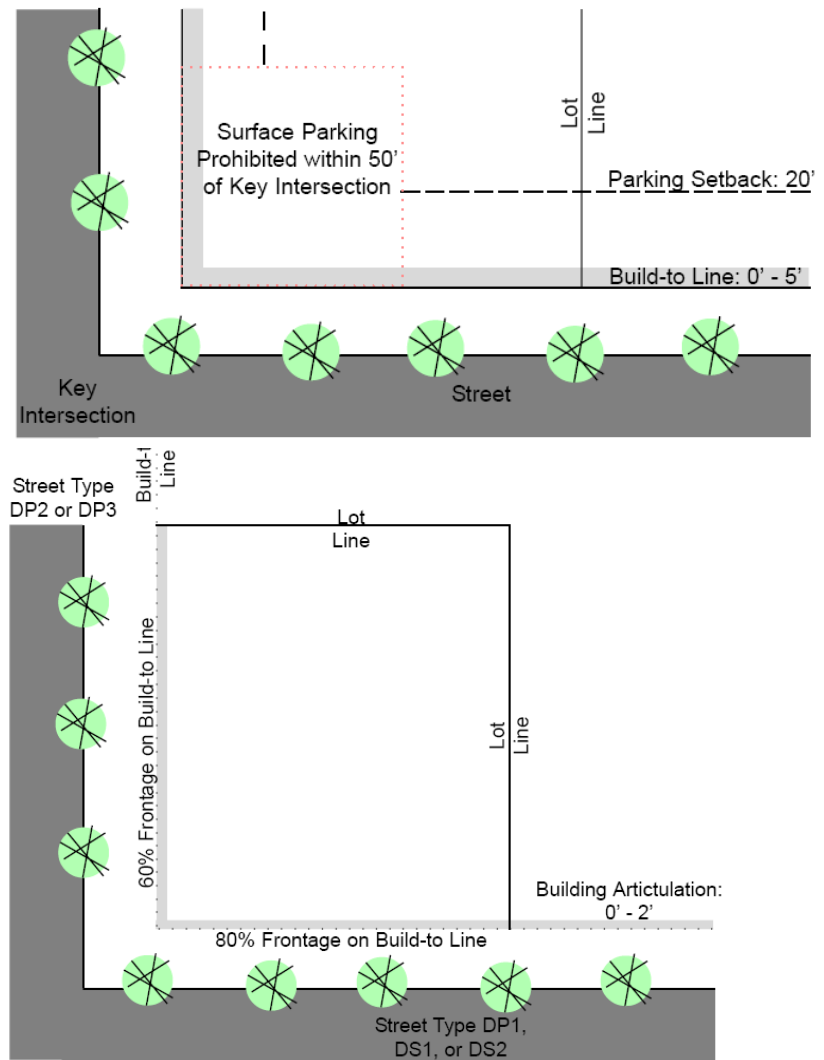
Part II: Subdistrict Regulations

- Part II – Form District Regulations
 - Streets and Streetscaping
 - In general
 - Pedestrian amenities
 - Primary streets [Thoroughfare Plan]
 - Secondary streets [Local Streets]



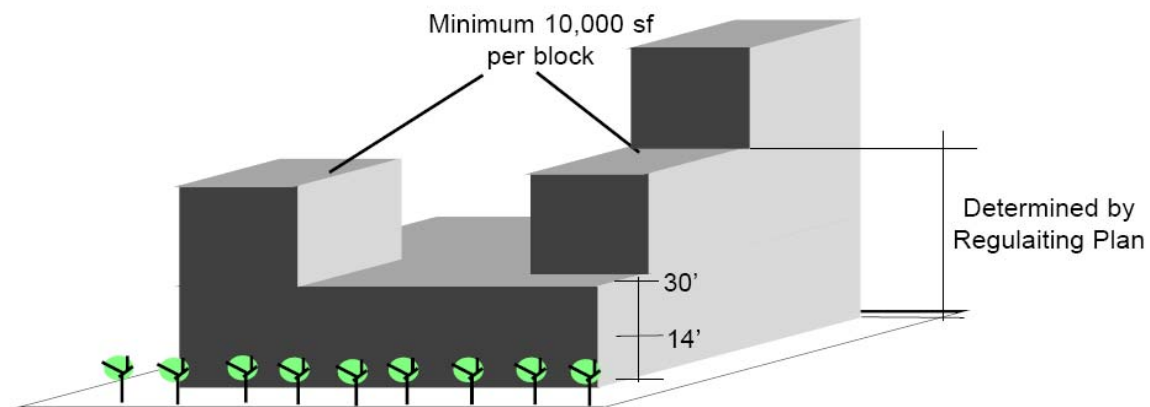
Part II: Subdistrict Regulations

- Part II – Form District Regulations
 - Building siting
 - Build-to line
 - Urban form setback
 - Frontage on build-to lines
 - Side setbacks
 - Rear setbacks
 - Lot coverage
 - Surface parking setback
 - Structure parking setback
 - Key intersections
 - Driveway design



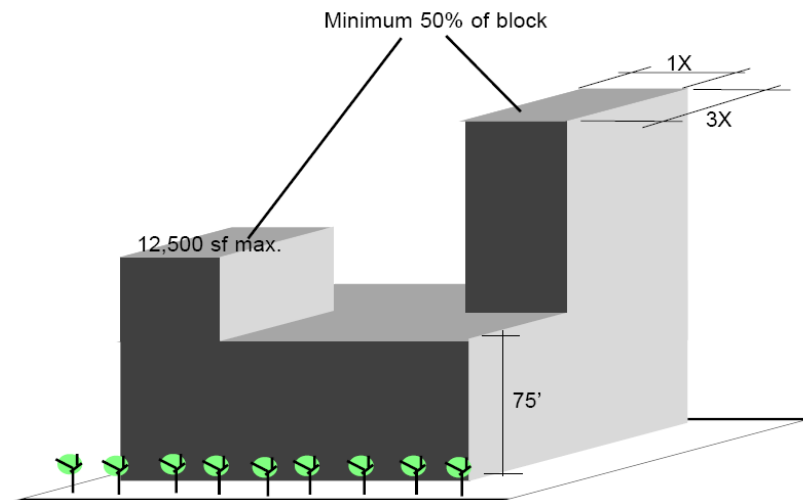
Part II: Subdistrict Regulations

- Part II – Form District Regulations
 - Building configuration
 - Building height
 - Minimum story height at street level
 - Maximum FAR



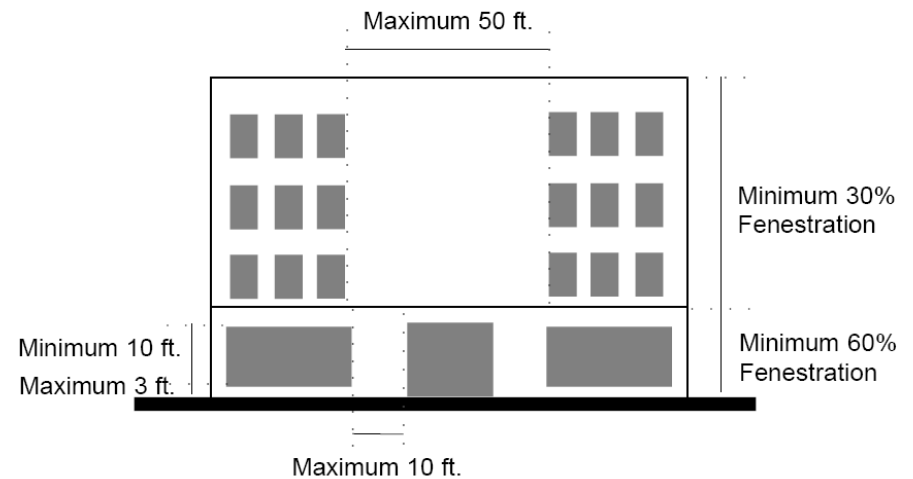
Part II: Subdistrict Regulations

- Part II – Form District Regulations
 - Building configuration
 - Tower floor plate
 - Tower separation
 - Tower orientation



Part II: Subdistrict Regulations

- Part II – Form District Regulations
 - Building configuration
 - Street-level fenestration
 - Street-level windows
 - Upper floor fenestration
 - Building entries
 - Facade standards
 - Accessory structures
 - Parking structures
 - Additional regulations



Part II: Subdistrict Regulations

- Part II – Form District Regulations
 - Landscape, fencing and screening standards
 - Street trees
 - Site landscaping
 - Screening
 - Additional regulations
 - Sign standards
 - General provisions
 - Criteria for specific signs
 - Uses
 - Definitions
 - Pedestrian oriented uses
 - Main uses
 - Accessory uses
 - Off-street parking and loading
 - General provisions
 - Parking reductions
 - Additional regulations

Part III: Subarea Regulations

- Part III – Overview
 - A regulating plan will be created for each zoning study area
 - A height map will be created for each zoning study area
 - Outlines any additional regulations specific to a study area
 - Applicants may also file additional regulating plans to be incorporated into the PD

Part III: Subarea Regulations

- Part III – Regulating Plans and Height Maps
 - Vision and intent
 - Demarcates subdistrict boundaries within the regulating plan
 - Classifies street types
 - Indicates build-to, setback and parking setback lines
 - Height map
 - Minimum and maximum heights may be included

Part 3: Regulating Plans and Height Maps



Part III: Subarea Regulations

- Part III – Additional Regulations
 - Specific streetscape standards - Articulate requirements to establish desired street character for each street type on the regulating plan



Principal Arterial Example

Total Right-of-way	Determined by the Thoroughfare Plan
Vehicular Lanes	Determined by the Thoroughfare Plan
On-street Parking	No
Planting and Amenity Zone	5 feet
Pedestrian Zone	18 feet
Storefront Zone	May comprise up to 5 feet of the Pedestrian Zone

Key Issues Addressed for the Whole Corridor

- Non-conforming use strategy for the corridor
- Green building requirements
- Flexibility to accommodate future development

Additional Key Issues

- View considerations
 - Public or private views
- Street sections

Next Steps

- CPC Ad Hoc Committee is reviewing additional public input on Mixmaster Riverfront Area
- CPC hearing schedule is pending for the first study area
- TRCPC briefing following CPC action