

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: August 25, 2014
	Agenda Item No. 39 Roll Call No. <u>14-1319</u> Communication No. <u>14-428</u> Submitted by: Phillip Delafield, Community Development Director

AGENDA HEADING:

Second amendment to the Second Restated Urban Revitalization Plan for the City-wide Urban Revitalization Plan.

SYNOPSIS:

Recommend approval of the second amendment to the City’s Second Restated Urban Revitalization Plan to allow multi-family residential projects built in multiple phases that commenced construction activity before adoption of the plan on January 1, 2012, to meet revised Commercial Construction and Sustainability Design Standards to become eligible for tax abatement. The proposed amendment also adds one additional sustainability option, and makes further updates and minor text changes to the tax abatement design standards.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

On June 9, 2014, the City Council directed staff to initiate an amendment to the City’s Second Restated Urban Revitalization Plan, which is the document authorizing the City’s implementation and use of the tax abatement program. The proposed amendment pertains to the Commercial Construction and Sustainability Design Guidelines, which are minimum requirements established to ensure high quality construction for any qualifying property owner seeking tax abatement on commercial, industrial, or multi-family residential developments.

The intent of this proposed change is to amend the sustainability requirements to benefit multi-phased, multi-family residential projects that commenced construction prior to the adoption of the above stated plan which took effect on January 1, 2012. This amendment would allow projects meeting these unique circumstances to meet at least three (3), instead of the four (4) listed sustainability measures, due to the difficulty of achieving compliance on projects that had already commenced construction, but were delayed due to market forces.

Additionally, staff is recommending other minor changes to the Commercial Construction and Sustainability Design Guidelines. The inclusion of one (1) additional sustainability option to allow for the use of installed wind or solar electric generation systems that provide at least 20% of the electric power consumed by the development, and text amendments related to the recent approval of the City’s modified sign ordinance are proposed.

The Second Restated Urban Revitalization Plan is set to expire at the end of the 2015 calendar year. Additional discussion and consideration of the entire City-wide tax abatement program will be brought before the City Council at a later time.

PREVIOUS COUNCIL ACTION(S):

Date: June 9, 2014

Roll Call Number: [14-0908](#)

Action: Approving use of alternative exterior materials as proposed by Jerry's Homes for two residential condominium buildings at 5801 SE 24th Street and initiating amendment to the restated City-wide Urban Revitalization Plan. Sponsor: Council Member Gatto. Moved by Gatto to adopt. Motion Carried 6-1. Nays: Cownie.

Date: December 5, 2011

Roll Call Number: [11-2085](#)

Action: [On](#) the 2011-1 Omnibus Amendment to the City's Urban Revitalization Plans. ([Council Communication No. 11-747](#)) Moved by Hensley to adopt. Motion Carried 7-0.

(A) [Recommendation](#) from Plan and Zoning Commission. Moved by Hensley to receive and file. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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