

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: July 11, 2016
	<p style="text-align: right;">Agenda Item No. 22 Roll Call No. <u>16-1119</u> Communication No. <u>16-387</u> Submitted by: Phillip Delafield, Community Development Director</p>

AGENDA HEADING:

Set date of hearing for Commercial & Multi-Family Residential Design Guideline Amendments.

SYNOPSIS:

The proposed amendments to Tax Abatement design guidelines will allow row house projects located outside the targeted multi-family residential area to be eligible for tax abatement when clad in vinyl siding products. Row house projects located outside this area are currently eligible for tax abatement, but are limited in the amount of vinyl cladding. The proposed changes will increase the amount of vinyl siding allowed for these projects and set performance criteria for vinyl products.

FISCAL IMPACT:

Amount: Likely to increase the number of row house projects constructed that will be eligible for tax abatement.

Funding Source: N/A

ADDITIONAL INFORMATION:

The proposed changes to tax abatement design guidelines consistent with option number two (2) presented at council workshop accomplishes the following:

- Reduces amount of durable exterior finish materials on industrial projects from 75% to 50%. This is intended to encourage more industrial projects to pursue abatement by upgrading exterior finish materials.
- Adds two (2) additional sustainability options: electrical vehicle charging stations and ground source (geothermal) heating and cooling systems. Developers will now have 13 available sustainability options, four (4) of which must be provided to be eligible for abatement.
- Allows vinyl siding on row house projects located outside the targeted multi-family residential area and sets performance criteria for vinyl products:
 - Minimum of two (2) pattern variations;
 - Minimum 4-inches wide architectural trim;
 - Minimum .042-inch thickness;
 - Minimum 50 year warranty; and
 - Complies with ASTM D 3679, a standard for vinyl siding products.

PREVIOUS COUNCIL ACTION(S):

Date: October 26, 2015

Roll Call Number: [15-1816](#), [15-1817](#), and [15-1818](#)

Action: [On](#) adoption of the Third Restated Urban Revitalization Plan for the City-wide Urban Revitalization Area (Tax Abatement Program amendments). ([Council Communication No. 15-579](#)) Moved by Coleman to adopt. Motion Carried 7-0.

- (A) [Approving](#) amendment to the Third Restated Urban Revitalization Plan for the City-wide Urban Revitalization Area, regarding the phase-out of the Second Restated Urban Revitalization Plan. Moved by Hensley to continue to the November 9, 2015 Council Meeting. Motion FAILED 3-4. Nays: Coleman, Gatto, Gray and Moore.
- (B) [Approving](#) amendment to the Third Restated Urban Revitalization Plan for the City-wide Urban Revitalization Area, regarding the schedules allowed for improvements to single and two-family dwellings. Moved by Coleman to adopt; refer to the City Manager for review and recommendation regarding possible incentives to encourage high-quality homes on the undeveloped land in the Northeast and Southeast areas of the City; and also to refer to the City Manager for review and recommendation regarding the design guidelines and definitions to emphasize quality rather than specific materials or products. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Design guidelines are expected to be addressed as the zoning ordinance is rewritten. As guidelines are developed in the zoning ordinance, tax abatement design guidelines may be reduced or removed.

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