

 <div style="text-align: center;"> <h1 style="margin: 0;">Council Communication</h1> <p style="margin: 0;">Office of the City Manager</p> </div>	Date: July 25, 2016
	Agenda Item No. 58 Roll Call No. <u>16-1256</u> Communication No. <u>16-401</u> Submitted by: Phillip Delafield, Community Development Director

AGENDA HEADING:

Hearing on Second Amendment to the Third Restated Urban Revitalization Plan for the Citywide Urban Revitalization Plan to amend the Construction and Sustainability Design Standards.

SYNOPSIS:

The proposed amendments to the Construction and Sustainability Design Standards in the Third Restated Urban Revitalization Plan for the City-wide Urban Revitalization Area will allow row house projects (up to eight {8} houses in a row) 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. The proposed changes also add to sustainability options for meeting the minimum sustainability requirements.

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 the Construction and Sustainability Design Standards are consistent with option number two (2) presented at the prior council workshop, and accomplish 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: July 11, 2016

Roll Call Number: [16-1119](#)

Action: [On](#) the Second Amendment to the Third Restated City-wide Urban Revitalization Plan to amend the construction and sustainability design standards, (7-25-16). ([Council Communication No. 16-387](#)) Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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