

# North Avenue Advisory Committee

November 28, 2012

## Old Business

1. Dave Thornton reviewed November 7, 2012 meeting notes and 2011/2012 year-to-date crime stats for North Avenue. Questions regarding stats should be directed to the police department.
2. Discussed the City Council Workshop held on November 19, 2012 which reviewed the status of the North Avenue Overlay and the new point system. Discussed forming an Urban Renewal Authority then possibly a TIF. City Council liked the idea of having a point system to help distribute funds as they become available and the “opt-in” design of the overlay.
  - a. There was a question regarding who owns the TIF. Tim Moore responded that a Board (representing the District) makes the decision about where to spend the funds within the District. The City Council approves the budget request to disburse the TIF funds.
  - b. The Urban Renewal Plan is developed for the City and then a specific plan for North Avenue would be created. Tim explained that it takes a while for TIF funds to accumulate and become available based on increased property values. BID funds would be available the next year.

## North Avenue Overlay Zone District & Implementation Tools:

1. Draft North Avenue Overlay District Review – Dave Thornton reviewed the purpose and intent of the three standards as part of the overlay. The PowerPoint presentation is available on the City’s website.
  - a. Mandatory Standards – such as ROW dedication.
  - b. Opt-in Standards – the standards are incentive based for new development or redevelopment.
  - c. Site Upgrade Point System – model to implement a program to incentivize improvements in the corridor.
    - i. The committee recommended that the points be available to be carried forward for a 5 to 7 year period instead of a 3 year period.
2. Site Upgrade Point System Model & Table Review – Kevin Bray
  - a. “First Priority” improvements – points range from 20 to 30 points for each improvement.
    - i. Detached sidewalks
    - ii. Needed ROW
    - iii. Eliminating or combining access points to North Avenue
  - b. “Second Priority” improvements are also awarded points but at a lower level – 3 to 7 points for each improvement.
  - c. It was asked if property owners made the improvements on their frontage, could they apply to the City for “in-kind” assistance where the City would help construct the improvements.
  - d. It was suggested that the funding would lag by one year. For example, property owners would apply in 2013 for funds that would be distributed in 2014. Awards would never be approved to over spend the funds that were available.
    - i. Apply at first of year.
    - ii. Get application approved.

- iii. Complete project and be funded based on point value.
    - iv. Points would not roll over from year to year under this scenario.
  - e. A comment was made that an individual won't have an incentive to make improvements unless they're guaranteed to be approved for a certain amount of money.
- 3. The committee seemed to favor a "guarantee" vs. "incentive" approach to the program.
- 4. Kevin Bray stated it was important to put the point system in the code. The application process and funding could be determined later. He asked for opinions on the point system and first and second priorities.
- 5. Ebe Eslami asked if CDOT would be involved in the inspection of improvements.
- 6. For projects completed before any funding is available, need to make sure that points do not accumulate until there is funding available.