North Avenue Advisory Committee Meeting

November 28, 2012

Welcome

North Avenue Crime Statistics

2011 Crime Statistics

Most serious counted for each incident. Multiple charges sometimes occur with each incident are not reflected in number.

620

2012 Crime Statistics (thru 11/20/12)

Most serious counted for each incident. Multiple charges sometimes occur with each incident are not reflected in number.

721

North Avenue

Zoning Overlay District

North Avenue
North Avenue Advisory Committee

November 28, 2012

North Avenue Overlay

The overlay district is divided into three areas.

1. Mandatory standards required for all new development. These include the dedication of sufficient right-of-way and construction of streetscape improvements within that right-of-way.

2. "Opt In" standards which are standards that are optional since new development can develop under the base zone district if desired. The standards are incentive based with reduced setbacks and landscaping requirements.

3. "Site Upgrade Point System" This is a model that can be the structure to implement an incentive program in the future as money becomes available from various funding sources.

Site Upgrade Point System

Purpose? Is to encourage property owners along North Avenue to take even small steps to bring their existing structures and sites more into alignment with the vision for the corridor as established by the Plans and by this Overlay.

The "Site Upgrade Point System for the North Avenue Overlay Zone District" establishes a rating system whereby points are awarded in the development review process when a developer/owner upgrades a site or structure to meet the standards established by the North Avenue Overlay Zone and/or to achieve the vision of the Plans.

An owner may choose to develop under this section in lieu of the "opt-in" section of the Overlay District. Also, an owner who "opts in" can receive points for those aspects of the development that are listed in the table. Points are awarded according to the "Improvement Table".

Land Use with nonconformities. When installing only one or more specific site upgrade(s) selected from the Improvement Table, without making other site improvements, a landowner with a nonconforming use, site or structure is not required to bring the site or structure into conformance with the Code as prescribed in the "non-conformities" section of the Zoning and Development Code.

Site Upgrade Point System

Validity of points.

- Points shall be awarded according to the “Improvement Table”.

- Points accumulated in one calendar year may be carried over to the next calendar year.

- The points expire on the third anniversary.

- The points accrue on either the date of final acceptance, upon the issuance of a Certificate of Occupancy, upon the date of project completion, or upon the date the legal documents are approved, or the latest of those, if more than one applies.

- The points are assignable (subject to expiration), but may only be assigned one time.

- Points can be shared by two or more landowners (for example, where adjacent owners agree to consolidate and eliminate access points and establish cross-access between or among parcels).

- Points are cumulative except where specific point values are attributed to “cumulative” improvements in the table (as in elimination of more than one North Avenue access point, for example).

Incentive Program

It is anticipated that incentive funds may be made available from various potential funding sources, which may include:

--Tax Increment Financing (TIF) district (only available if an urban renewal plan is properly established for part or all of the corridor),
--Business Improvement District (BID),
--Community Development Black Grant (CDBG),
--City general fund dollars, or a sales tax rebate.

At any given time there may be no incentive program or funds available. The Director shall establish an incentive program annually, describing how the incentive funds (if any) for that year will be distributed according to the point system. The program shall include the following elements, at a minimum:

--Site Upgrade Point System application form
--Total funds available
--Formula(s) relating points awarded to funds available
--Award form

Incentive funds shall be allocated by the Director according to the program in effect at the time of the allocation of the funds (not according to the program in effect at the time the points were accrued).

Incentive Program

If and when incentive funds are appropriated for the Upgrade Point System, those funds will provide some level of reimbursement or rebate to property owners who improve the streetscape or their property so as to conform to the vision of North Avenue Plans. The level of reimbursement or rebate will depend upon:

1. The points accrued (according to the Site Upgrade Point System);
2. The funds available at the time; and
3. Completion and acceptance of the improvements.

Site Upgrade Point System

Improvement Table
Discussion and Comments

1. First Priority and Second Priority types of improvements

   --Ranks the improvements from most important to least important

2. Points established for each type of improvement

   --Assigned points to each improvement type

   --Calibrated the model based on today's cost estimates

Site Upgrade Point System

First Priority			
Construction of detached sidewalk/parkstrip running the entire length of the property along North Avenue and meeting the overlay standards. Points are determined by dividing proposed streetscape area sq ft by 1600 sq. ft. and multiplying by 30 pts. Benefit: Aesthetics and Pedestrian Safety	30	**Kmart** – 700 x 16 = 11,200sf streetscape 11,200/1600 = 7 7 x 30 = 210 pts **Hearing Aid Store**, (337 North Av) - 45 x 16 = 720sf streetscape 720/1600 = 0.45 0.45 x 30 = 13.5 pts	Costs $5.25 square foot for sidewalk and landscaping (sidewalk/hardscape construction) 100'frontage x 16' depth x $7.25 = **$11,600**
Right-of-way dedicated along North Avenue for entire frontage sufficient to allow 8 ft. detached sidewalk and 8 ft. park strip. Points are determined by dividing the dedicated ROW area sq ft by 1000 sq. ft. and multiplying by 30 pts. Benefit: Pedestrian Safety	30	**Discount Tire** – 80 x 10 = 800sf ROW 800/1000 = 0.8 0.8 x 30 = 24 pts **Teller Arms** – 1100 x10 = 11,000sf ROW 11,000/1000 = 11 11 x 30 = 330 pts	Costs $10 square foot (land costs) 100' frontage x 10' depth x $10 = **$10,000**
Elimination of a North Avenue street access point[1], including construction of curb and gutter and removing the driveway apron and must include dedication of all North Avenue right-of-way. Points are determined by multiplying the width of the access by 6 ft. to determine area of construction, then multiplying the area by 22 (cost of demo & construction per sf) and multiplying by 20 pts. Benefit: Pedestrian and Vehicle Safety	20	**Carvilles Auto** - Two drives at 25 ft and 30 ft wide 55 x 6 = 330sf 330 x 2 = 660 55 x 20 = 1100 1760 x 20 = 35,200 pts	Unit of measurement: concrete removal is $2 sf; curb/gutter construction at $20 lf Access drive size at 25'x 6' = 150 sf 150x$2.00 = $300 plus 25x20=$500 Total = **$1,000**

Site Upgrade Point System

Second Priority			
Pole or free-standing sign removed and sign placed on building façade Benefit: Aesthetic Value	7		Unit of measurement is lump sum **$5,000**
Addition of plaza, fountain or outdoor dining in front of building along North Avenue Benefit: Pedestrian Access and Aesthetic Values	7	**Pizza Hut** -	Costs $10 square foot (sidewalk/hardscape construction) For a 1,000 sf plaza area 1,000 sf x $5.25 = **$5,250**
Construction of an addition to building that meets maximum setback (10 or fewer feet from property line); addition of a front door facing North Avenue; and 50 ft. half right-of-way must be dedicated. Benefit: Pedestrian and Aesthetic Values	6		Unit of measurement is lump sum
Elimination of parking along North Avenue frontage and placing all parking behind building(s) Benefit: Pedestrian Safety and Aesthetic Values	5	Furniture Row?	Unit of measurement is lump sum
Pole sign removed and replaced with a monument sign Benefit: Aesthetic Value	5		Unit of measurement is lump sum
Elimination of parking along North Avenue in front of the building(s) and all parking placed along the side and/or behind the building(s) Benefit: Pedestrian Safety and Aesthetic Values	3		Unit of measurement is lump sum **$4,500** per parking space
Parking shared with adjacent properties[2] Benefit: Aesthetic Value	3		Unit of measurement is lump sum
Permanent elimination of front yard display or storage[4] Benefit: Aesthetic Value	2		Unit of measurement is lump sum
Two hardscape features installed in park strip (maximum for point system) Benefit: Aesthetic Value	2		Unit of measurement is lump sum **$2,000**
One hardscape feature installed in park strip Benefit: Aesthetic Value	1		Unit of measurement is lump sum **$1,000**

[1]Can be accomplished by sharing access point with neighbor by a cross access easement (which must be reviewed and approved by the City Attorney), or by one property taking access from a lower order street.

[2]Must be established by recorded permanent easement appurtenant, not by shared parking agreement.

[3]Must be established by consolidated ownership PLUS an approved site plan for the entire consolidated site. Fraudulent or temporary transfers of land are not qualified for points and, if incentive funds are obtained and the property subsequently split in any manner within five years of accrual of the points, the recipient will be required to return the funds to the City.

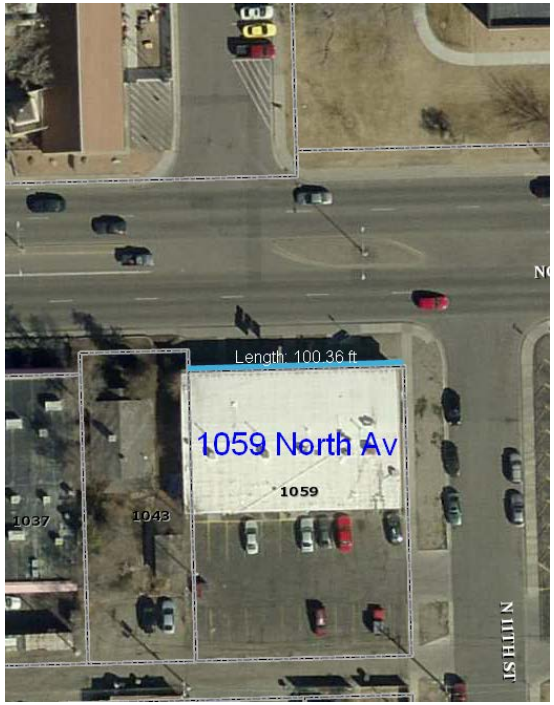
[4]Must be established by amended site plan, CUP or other land use approval.

[5]Points are awarded for addition of a front door only where the building is located 10 or fewer feet from the North Avenue right-of-way.

Site Upgrade Point System Example

Priority 1: Construction of detached sidewalk and parkstrip

<u>Example 1 – 1059 North Avenue</u>



Example 1 – 1059 North Avenue

- Existing building already built to property line
- Right-of-way has already been dedicated
- Property width = 100 feet
- 30 pts for 1600 sq ft of land area improved

Project would receive 30 points

Estimated cost of project is $11,600 (costs include demo/sidewalk & hardscape construction at $7.25 sq ft.)
Example: If each pt = $350, then rebate = $10,500

Site Upgrade Point System Example

Priority 1: Right-of-way Dedication

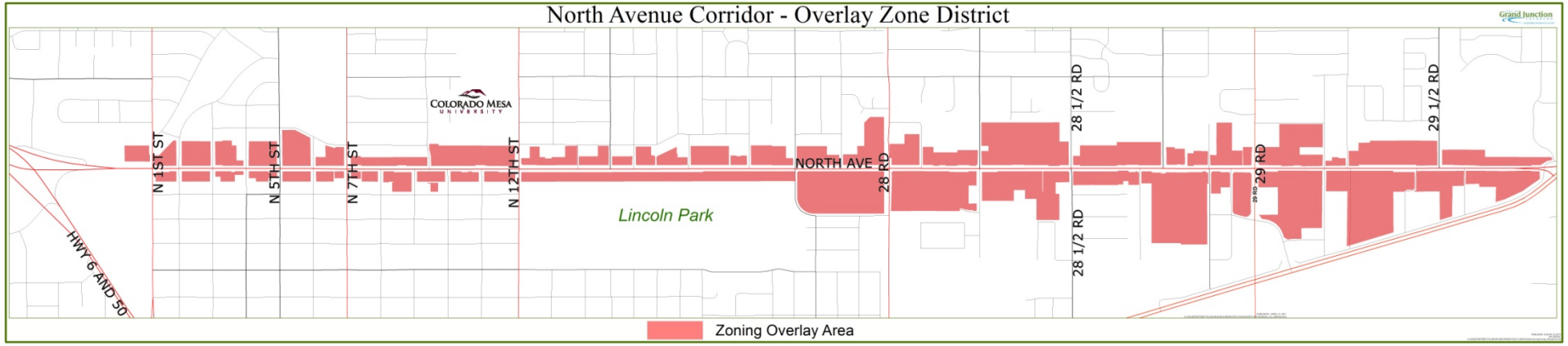
<u>Example 2– 1111 North Avenue</u>

Example 2 – 1111 North Avenue

- Existing building on property
- Right-of-way has <u>not</u> already been dedicated
- Property width = 100 feet
- 30 pts for 1600 sq ft of land area dedicated

Project would receive 30 points

Estimated cost of project is $10,000 (cost at $10 per sq ft.)
Example: If each pt = $350, then rebate = $10,500

Next Steps

- Finalize Zoning Code Language with North Avenue Advisory Committee – November/December 2012
- Planning Commission Hearing and Recommendation – January 2013
- City Council Hearings/Adoption – February 2013