



Legislation Details (With Text)

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Title: College Park/University Heights Incentive Design Guidelines and Changes to the Redevelopment Incentive Program (B)

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Date	Ver.	Action By	Action	Result
5/15/2006	1	Community Redevelopment Agency	Approved the Executive Director's Recommendation, as Amended	Pass
4/17/2006	0	Community Redevelopment Agency		

College Park/University Heights Incentive Design Guidelines and Changes to the Redevelopment Incentive Program (B)

As new redevelopment projects continue to be constructed, the College Park/University Heights (CP/UH) Redevelopment Advisory Board has become increasingly concerned with design quality. The CPUH Board formed a subcommittee to develop design standards for developers in the College Park University Heights area. This recommendation came out of a discussion about how it might make changes to the Redevelopment Incentive Program to insure the best quality design possible. Incentive Design Guidelines were developed by the subcommittee and would be used in conjunction with the Incentive Program to help developers understand early in the process the caliber development expected. These Incentive Design Guidelines would not limit the developer's choices by being regulatory, but would rather set the stage for better design through increased awareness.

The guidelines include a number of requirements and recommendations to improve design, such as requiring front presentation to the street, façade articulation, etc. The guidelines have been paired in a table format with the applicable regulations from the Special Area Plans, in order for developers to more easily compare the additional requirements over the Special Area Plans requirements. The proposed Incentive Design Guidelines have been recommended for adoption for the College Park/University Heights Redevelopment Advisory Board and are included in the backup for review.

In addition to the Incentive Design Guidelines that have been developed, changes to the Redevelopment Incentive Program have been proposed. The changes proposed make adherence to the Incentive Design Guidelines mandatory for all applicants. In addition, new criteria have been added to reflect the priorities of the amended College Park/University Heights Redevelopment Plan, adopted in November 2005. A copy of the Redevelopment Incentive Program, showing the modifications, has been included for review. Also, the College Park/University Heights Redevelopment Advisory Board has recommended to allow consideration of incentive requests as small as \$30,000,

instead of the current \$50,000 minimum grant required, that a \$1,000 application fee be submitted (refundable if the applicant successfully receives incentives), and applications must be submitted at least three weeks prior to the College Park/University Heights Redevelopment Advisory Board monthly meeting, in order to independently evaluate the application appropriately.

None.

College Park University Heights Redevelopment Advisory Board to the CRA: 1) Approve the Incentive Design Guidelines; 2) amend the Redevelopment Incentive Program in substantially the same form as requested and make adherence to the Incentive Design Guidelines mandatory for all applicants, include new criteria reflective of the amended College Park/University Heights Redevelopment Plan; 3) amend the Redevelopment Incentive Program to allow consideration of incentive requests at a minimum of \$30,000; 4) charge a \$500 application fee, refundable if approved and 5) require that all applications be submitted at least three weeks prior to the College Park/University Heights Redevelopment Advisory Board monthly meeting in order to be evaluated appropriately.

Executive Director to the CRA: 1) Approve the Incentive Design Guidelines; 2) amend the Redevelopment Incentive Program in substantially the same form as requested and make adherence to the Incentive Design Guidelines mandatory for all applicants, include new criteria reflective of the amended College Park/University Heights Redevelopment Plan but retain the "advances affordable housing in the district" criteria; 3) amend the Redevelopment Incentive Program to allow consideration of incentive requests at a minimum of \$30,000; 4) charge a \$500 application fee, refundable if approved; and 5) require that all applications be submitted at least three weeks prior to the College Park/University Heights Redevelopment Advisory Board monthly meeting in order to be evaluated appropriately.