



## Program Overview

The Richardson City Council created the Community Revitalization Awards to recognize property owners who have enhanced our community by making significant exterior improvements to their individual properties that have, in turn, had a positive impact on the surrounding area.

Since the program's inception in 1994, 228 properties have been recognized. Recipients are recognized by the City Council with a reception and award presentation ceremony held in February of each year.

The Community Revitalization Awards complement the City's Neighborhood Vitality and Neighborhood Integrity programs. This is not a grant or funding program; it recognizes individual efforts and seeks to encourage future individual reinvestment in our community. The City's Community Services Department administers programs that may provide funding for neighborhood enhancements, and the Richardson Economic Development Partnership should be contacted regarding potential non-residential redevelopment incentives.

## What is "Revitalization?"

The American Heritage College Dictionary defines *revitalization* as "imparting new life or vigor to." When applied to the built environment of our community, revitalization can take a number of forms:

- Dramatic improvements to properties or structures that halt or reverse decline;
- Ongoing maintenance and/or refurbishment of structures and properties that prevents decline before it is allowed to begin;
- Total redevelopment of a property or structure—i.e. "tear-downs;" or
- Infill development—high quality new development on a vacant parcel in an older neighborhood or district.

## Eligibility

Both residential and non-residential projects are eligible for consideration. In addition to infill and complete redevelopment projects, eligible improvements to existing properties include the enhancement, upgrading, reconstruction, or replacement of any or all of the following elements:

- Buildings and facades;
- Landscaping;
- Exterior lighting;
- Vehicular circulation; or
- Exterior signage.

### Judging Committee

City staff collects and compiles the award nominations throughout the year. Each November, nominations are forwarded to a Judging Committee, which is convened to review the nominations and select which properties will be recognized. The Committee consists of two City Council members, two City Plan Commissioners, and a representative from the Richardson Chamber of Commerce.

### Criteria for Evaluation

Community Revitalization Award nominations are evaluated primarily by assessing their impact on the surrounding area, or on the City as a whole if appropriate. *Has the effort improved the built environment? Has the effort contributed to the stability or enhancement of an existing neighborhood or district? Does the effort set a desirable precedent for surrounding property owners?*

Projects receiving awards typically incorporate at least two of the following elements:

- building or façade improvements,
- landscaping or lighting enhancements,
- signage upgrades, and/or
- a consistently high level of general maintenance.

The following questions should assist in evaluating potential Community Revitalization Award nominees.

#### ***Impact***

- Have the new improvements significantly improved the appearance of the site?
- Have the improvements had a positive impact on the surrounding area?
- Have the improvements contributed to the stability or enhancement of the surrounding area?
- Do the improvements set a desirable precedent for surrounding property owners?

#### ***Building/Façade***

- Do new materials enhance the structure's visual image?
- Are new materials blended well with the materials previously used?
- If the structure has historical significance, has the facade been renovated to retain its original appearance?
- Does the project employ new construction technology, building materials or concepts?

#### ***Landscaping***

- Does the landscaping complement the building (i.e. massing, color, texture and balance)?
- Are massed planting areas provided?

- Is the parking lot buffered from the public's view (does not apply to single-family residential properties)?
- Is seasonal color or other accent material provided?
- Does the site have a harmonious mix of trees, shrubs and ground covers?

### ***Exterior Lighting*** *(does not apply to single-family residential properties)*

- Does the lighting enhance the character of the site (i.e. complement the building design)?
- Are the parking lot lights placed in landscaped islands?
- Has the glare on adjacent properties been kept to a minimum?
- Does the lighting provide a safe level of illumination for the parking lot and areas around the building?

### ***Exterior Signage*** *(does not apply to single-family residential properties)*

- Is the signage an integral part of the building design and does it complement the building's architecture?
- Are the style, color and scale of the signage compatible with the site and building?
- Is the design of the signage consistent throughout the project?
- Is the signage legible?

### ***Vehicular Circulation*** *(does not apply to single-family residential properties)*

- Does the internal traffic flow well?
- Is the parking easily accessible?
- Has the number of driveways been minimized?
- Have the turning radii been improved?

### ***Maintenance***

- Is plant material hardy?
- Are landscaped areas free from weeds and litter?
- Is turf mowed and manicured?
- Have painted surfaces been maintained?
- Have windows and other glass areas been maintained?
- Is the building clean in appearance and free from graffiti and other unnecessary markings?
- Are lights in working order?
- Are light standards and fixtures well maintained?
- Are sign surfaces well maintained?
- If sign is lighted, is lighting functional?
- Are driving surfaces well maintained?