



TRANSIT-ORIENTED DEVELOPMENT INCENTIVE POLICY

is a design and development strategy that creates **walkable neighborhoods** and focuses on compact development around **transit stops or stations** to make them safe, interesting, and convenient for pedestrians

ELIGIBILITY CRITERIA



Location

Project must be located **within TOD incentive areas** (see policy)



Use

Project must include a **residential** component, either single-use or as part of mixed-use development – Industrial uses are prohibited



Legal

Project must be in compliance with all **local, state, and federal laws**



Design

Must **comply** with mandatory City design requirements

DESIGN REQUIREMENTS

Mandatory Design Requirements

- Parking located in the rear or side of property
- Principle entrance oriented towards the main street and sidewalk
- Front setbacks for residential projects must not deviate by more than 15% from the average of the neighboring structures

Selective Design Requirements

Comply with no less than 3 of the following:

- First floor facade transparency
- Mixed-use development
- Street-side commercial activity
- Size of primary structure must meet City requirements (see policy)
- Storm water management
- Green building certification

**Brownfield and Greyfield redevelopment projects are exempt from the selective design requirements*



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BUSINESS STRONG**

Economic & International Development



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FINANCIAL INCENTIVES AND OTHER BENEFITS

Construction Materials and Sales Tax Rebate

rebate of the City's portion of sales tax collected on the construction materials

Incremental Property Tax Rebate

rebate of the City's portion of the project's incremental ad valorem property taxes collected over the base year

Lien Waivers

release of liens attached to the property as the result of condemnation, demolition, sanitation, or other city-imposed non-property tax liens

Building and Planning Permit Fee Rebates

rebate of up to \$10,000 for certain development and building fee costs associated with the construction of the Development

Retail Sales & Use Tax Rebate

rebate of the City's portion of the project's sales & use taxes

APPLICATION PROCESS

