

#### WE ARE EL PASO BUSINESS STRONG

## **Economic & International Development**



# 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



#### Lega

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

City of El Paso Economic and International Development Department 915-212-0094 • www.elpasotexas.gov/economic-development • ED@elpasotexas.gov

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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**

#### STEP 1

Complete the application and provide required documentation

#### STEP 3

Economic
Development
processes TOD
Incentive
Agreement

#### STEP 5

Submit permit plans and other pre-construction documents

## STEP 2

Receive Zoning and Design approval from Planning Department

#### STEP 4

Presentations at required meetings are completed

## STEP 6

Begin construction once permits are approved and issued

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**SCAN ME**