

**CITY OF EL PASO, TEXAS
AGENDA ITEM
DEPARTMENT HEAD'S SUMMARY FORM**

DEPARTMENT: Mayor & Council, District 1

AGENDA DATE: Dec. 8, 2015

CONTACT PERSON NAME AND PHONE NUMBER: Rep. Peter Svarzbein at 212-1001

DISTRICT(S) AFFECTED:

SUBJECT:

APPROVE a resolution / ordinance / lease to do what? **OR AUTHORIZE** the City Manager to do what? Be descriptive of what we want Council to approve. Include \$ amount if applicable.

Discussion and action establishing Transit Oriented Development (TOD) incentives (e.g. fee waivers, expedited permitting, reduced parking, zoning density bonuses) and infill policies along BRIO Station transit corridors, based upon programs in Phoenix, AZ and Dallas, TX.

BACKGROUND / DISCUSSION:

Discussion of the what, why, where, when, and how to enable Council to have reasonably complete description of the contemplated action. This should include attachment of bid tabulation, or ordinance or resolution if appropriate. What are the benefits to the City of this action? What are the citizen concerns?

Transit-Oriented Development (TOD) is a community development model that continues to gain momentum in the United States, as states, regions and localities seek to build healthier communities and stronger economies while reducing their carbon footprint. TOD can deliver a range of benefits, from reduced household driving to improved community walkability and lowered regional greenhouse gases.

Local Zoning: TOD-supportive zoning will vary depending on the local context but typically includes higher density, mixed-use development, reduced parking requirements and/or special affordable housing policies near transit.

<http://reconnectingamerica.org/inventory/index.php>

<http://www.ctod.org/>

PRIOR COUNCIL ACTION:

Has the Council previously considered this item or a closely related one?

Yes. http://planetpaso.org/wp-content/reports/Connecting%20El%20Paso%20Report_120910_lores.pdf

AMOUNT AND SOURCE OF FUNDING:

How will this item be funded? Has the item been budgeted? If so, identify funding source by account numbers and description of account. Does it require a budget transfer?

N/A

BOARD / COMMISSION ACTION:

Enter appropriate comments or N/A

*****REQUIRED AUTHORIZATION*****

DEPARTMENT HEAD:

(If Department Head Summary Form is initiated by Purchasing, client department should sign also)



Transit Oriented Development (TOD) Incentives

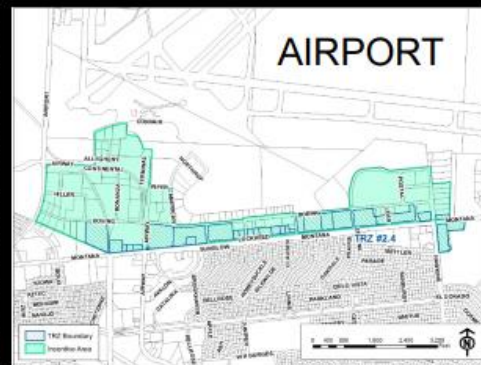
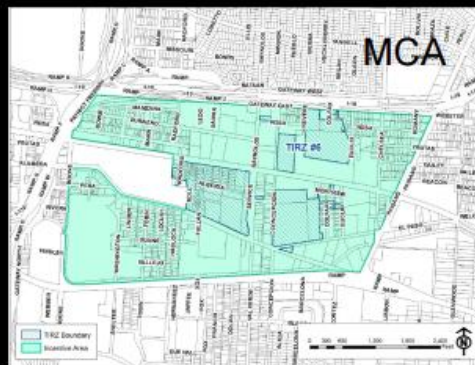
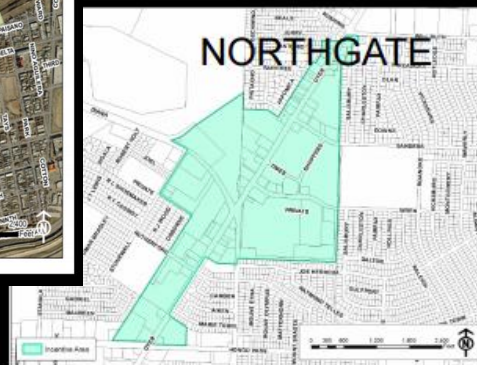
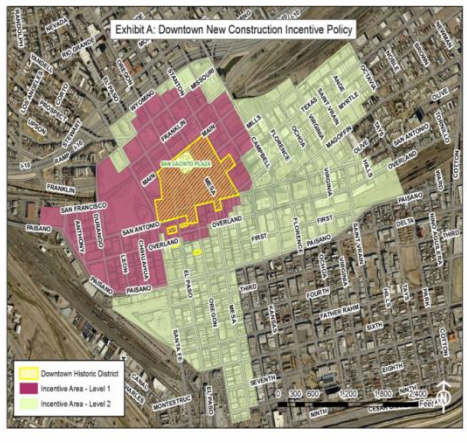
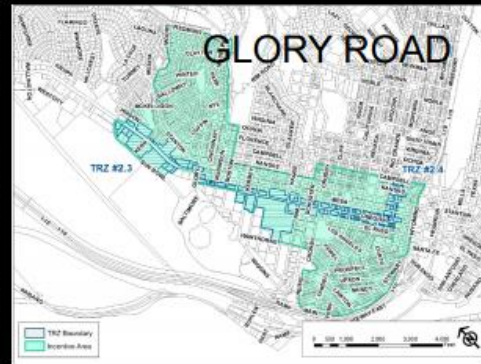
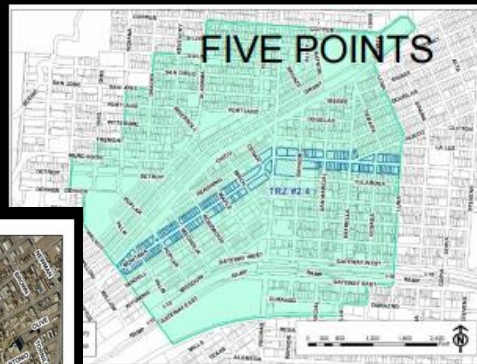


Sustainable City Centers Incentive Policy

- **Adopted in July 2012**
- **Available for development/redevelopment of private commercial or multi-family projects located within the TODs**
- **Must meet design guidelines outlined in Plan El Paso**
- **City Centers:**
 - **New Construction -- Min \$200,000 investment**
 - **Renovation – Min \$50,000 investment**
- **Downtown**
 - **New Construction -- Min \$2.25 million for new construction**
 - **Renovation -- Min \$250,000 investment**



El Paso's City Centers





Qualifying Areas & Ongoing Projects & Investment

Total -- 23 Ongoing Projects -- \$66 Million

- **MCA – 3 Projects to Date**
- **Northgate**
- **El Paso International Airport – Southern Industrial Area**
- **Glory Road – 2 Projects to Date**
- **Five Points – 2 Projects to Date**
- **Mission Valley**
- **Downtown – 16 Projects to Date**

"Delivering Outstanding Services"



Eligible Incentives

- **100% Property Tax Rebate (City's Portion) for 5 years; 7 years in the Medical Center of the Americas; 10 years in Downtown; 15 years for Downtown Historic Properties**
- **50% - 100% Ground Floor Retail Sales & Use Tax Rebate**
- **Construction Materials Sales Tax Rebate (City's Portion)**
- **100% of Certain Planning & Building Construction Fees waived up to \$10,0000**



2800 North Stanton – Glory Road



Before
"Delivering Outstanding Services"



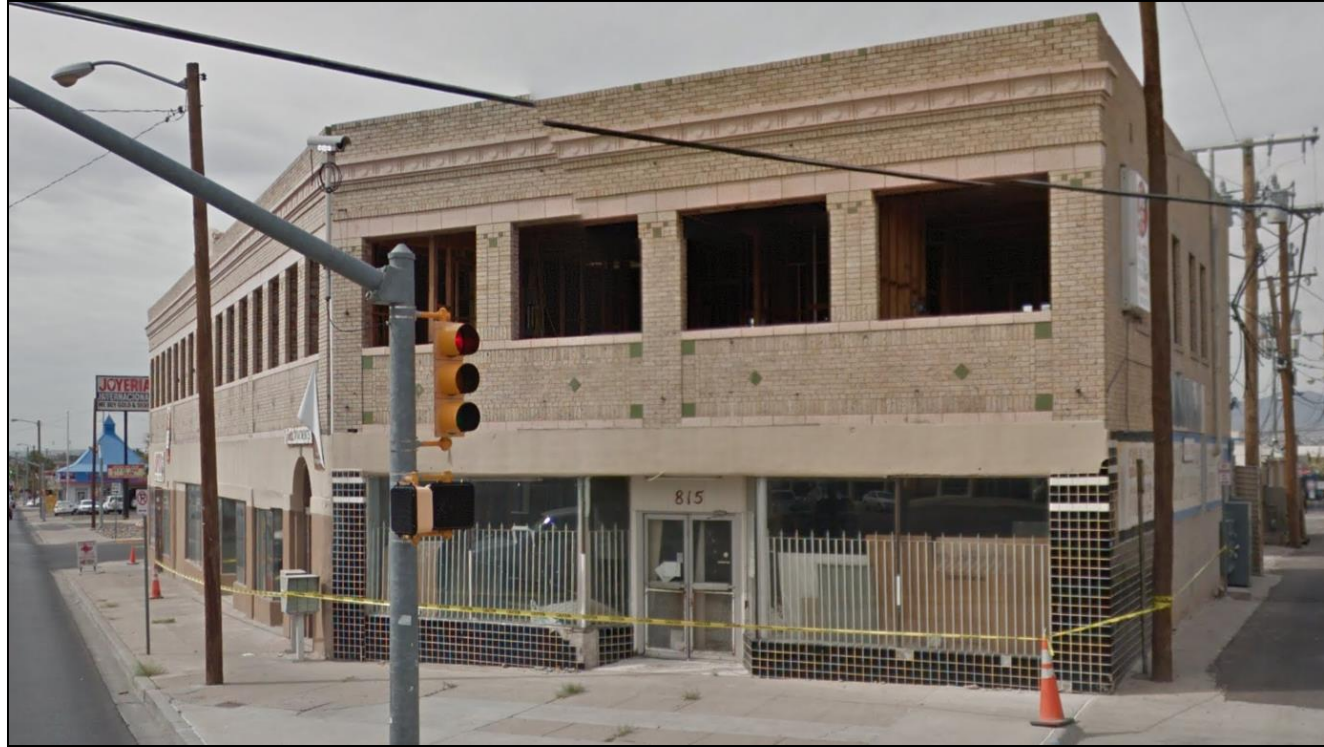
2800 North Stanton – Glory Road



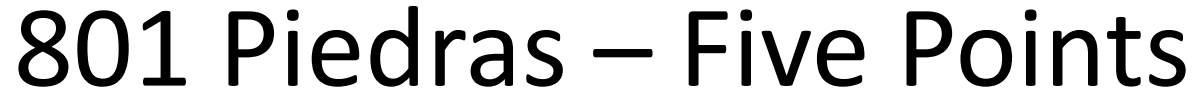
After
"Delivering Outstanding Services"



801 Piedras – Five Points



Before
"Delivering Outstanding Services"





130 Val Verde – MCA



Before
"Delivering Outstanding Services"



130 Val Verde – MCA



After
"Delivering Outstanding Services"



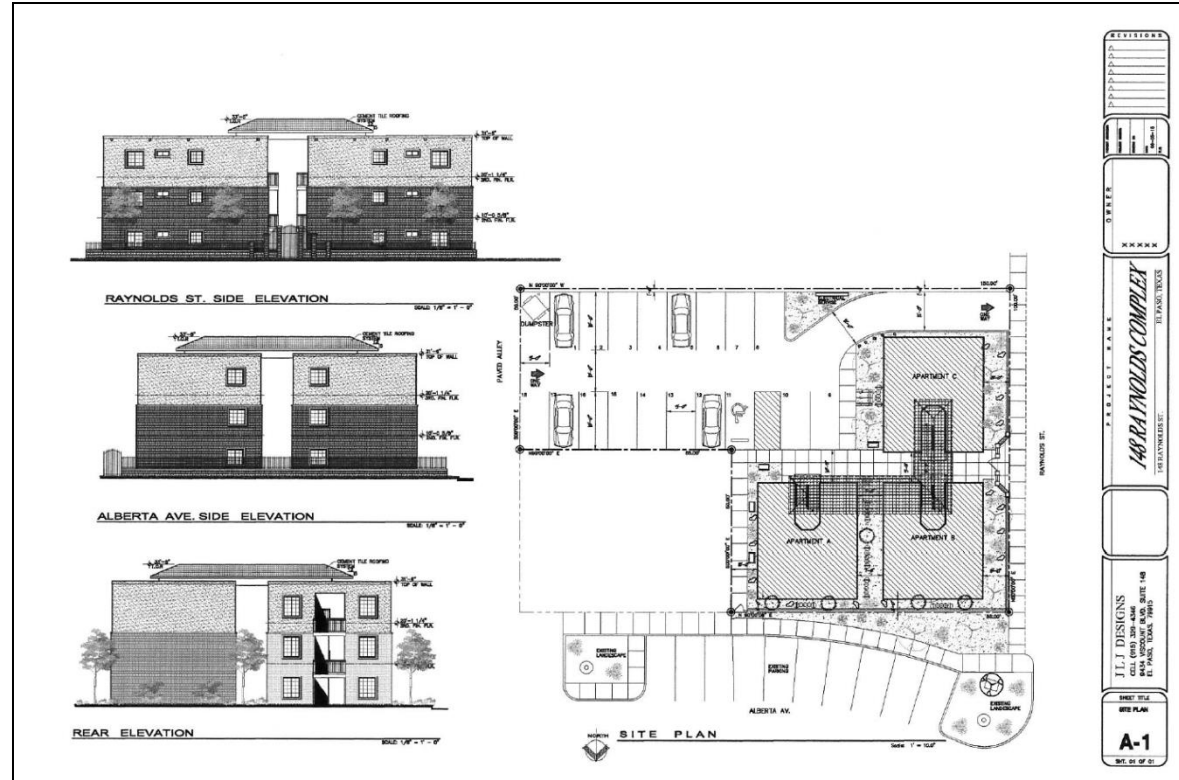
150 Raynolds – MCA



Before
"Delivering Outstanding Services"



150 Raynolds – MCA



Proposed
"Delivering Outstanding Services"



2295 Montana – Five Points



Before

"Delivering Outstanding Services"



2295 Montana – Five Points

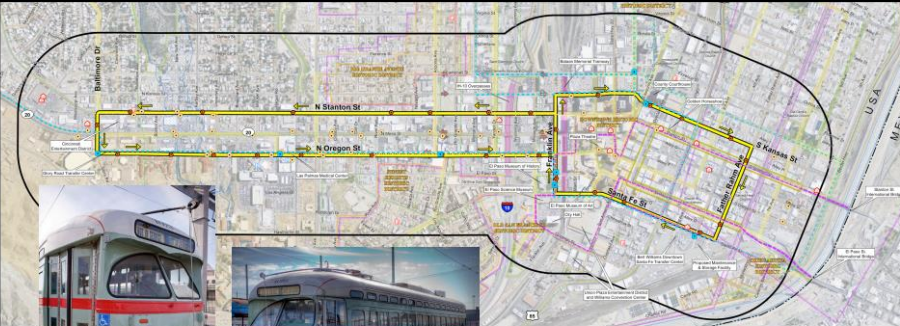


After
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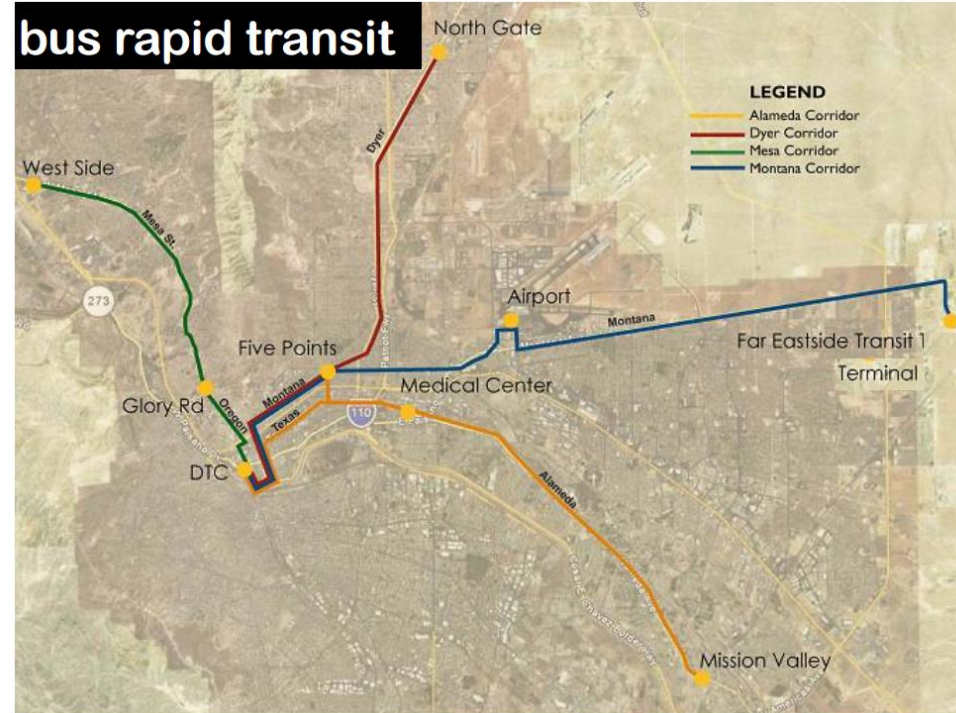


Moving Forward....

Street Car



bus rapid transit





EL PASO

OPEN FOR BUSINESS

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