



INFILL DEVELOPMENT INCENTIVE POLICY

is intended to facilitate the **redevelopment of vacant land and vacant or blighted buildings** within largely developed urban areas

ELIGIBILITY CRITERIA



Use

Project must result in a **commercial, industrial, or multi-family residential** use



Design

Project must **comply** with mandatory City design requirements



Legal

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



Location

Project must be located **within the jurisdictional limits** of the City and must meet the locational criteria (see policy)



Investment

Project must include a minimum private investment of **\$50,000** (excluding property acquisition costs)

*Brownfield and Greyfield redevelopment projects are subject to a minimum **\$200,000** investment

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

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



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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

APPLICATION PROCESS

