Avondale

HISTORIC AVONDALE INFILL INCENTIVE PROGRAM

Reinvest in a Stable Community

RESIDENTIAL PROJECTS

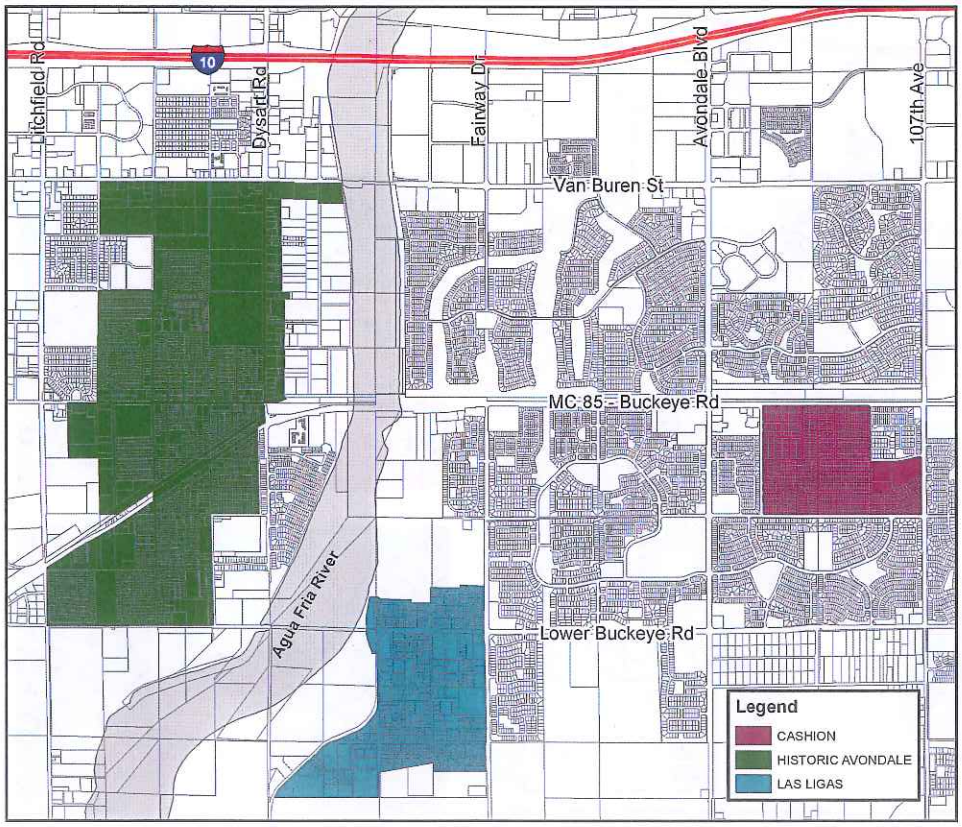
Over **$10,000 in fee reductions** for new projects

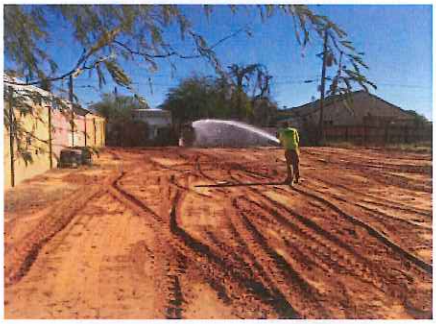
NO impact fees for remodeling and rehabilitation

COMMERCIAL PROJECTS

Over **$10,000 in fee reductions** for new projects

NO impact fees for commercial renovations





For more information, visit www.avondale.org/infill or contact Darryn Jones at darjones@avondale.org.

CITY OF AVONDALE

INFILL INCENTIVE PROGRAM

Amended and Restated January 1, 2015

Article IV – Infill Incentive Program

19-61 - Purpose.
19-62 - Infill Areas Designated.
19-63 - Definitions.
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19-61 Purpose.

(a) This Article IV is hereby created as the City of Avondale Infill Incentive Program. The Program is designed to reinvigorate existing neighborhoods in Avondale's most historic areas and to support new, compact, mixed-use development that recaptures the "sense of place" in those neighborhoods. The Infill Incentive Program will target the Las Ligas, Cashion and Historic Avondale neighborhoods provide incentives such as building permit, plan review, and development impact fee reductions to catalyze revitalization in the target neighborhoods. These investments will increase economic mobility, encourage residential in-migration, and contribute to the City's rich historic, cultural and artistic heritage.

(b) The neighborhoods targeted in this Infill Incentive Program contain many areas that are vacant or otherwise underutilized and that exhibit one or more of the following characteristics:

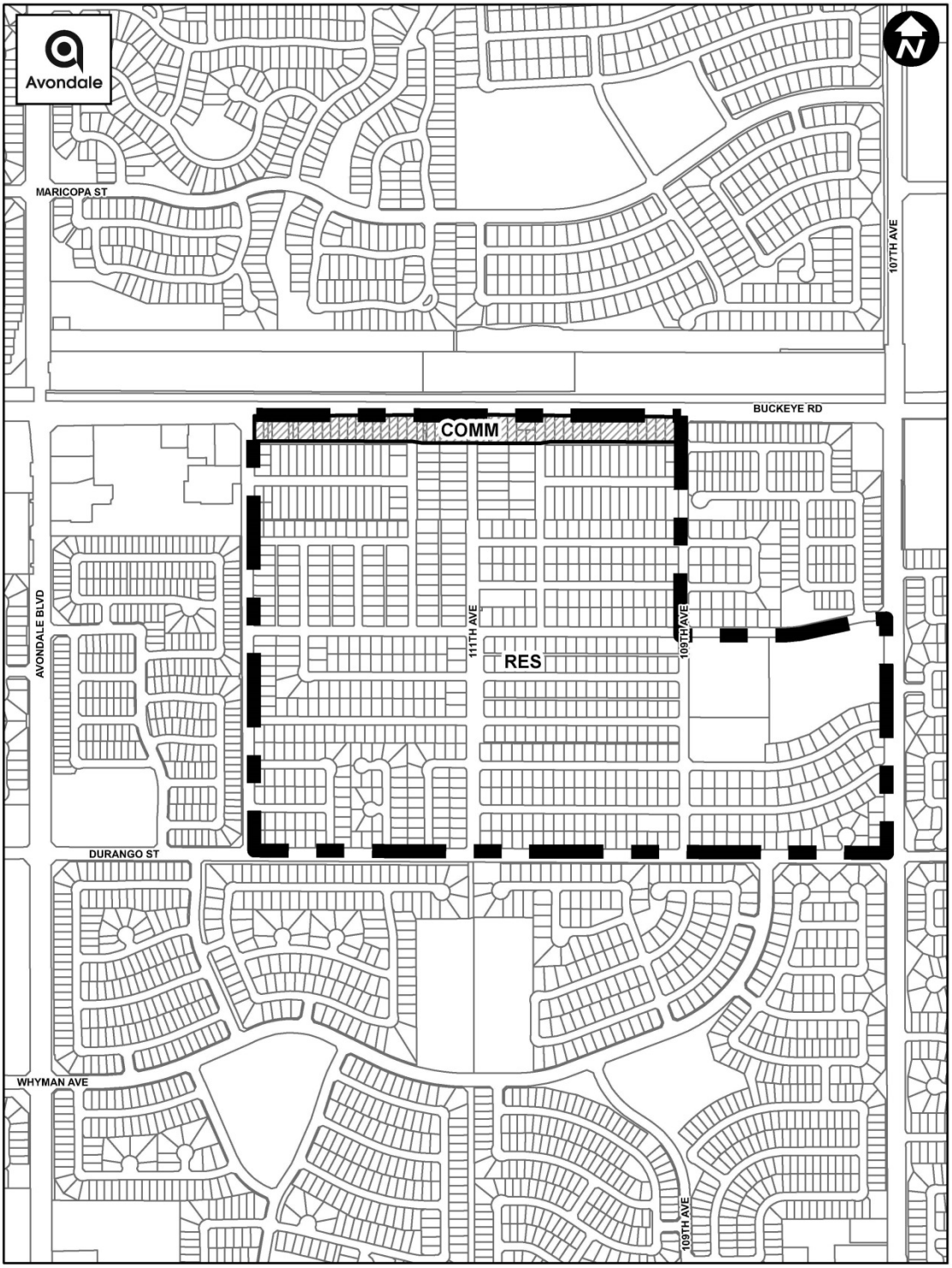
(1) High vacancy rates
(2) Large number of older or dilapidated buildings or structures
(3) Large number of vacant or underused parcels of property, obsolete or inappropriate lot or parcel sizes or environmentally contaminated sites
(4) Continued decline in population in relation to the City as a whole

(c) The Infill Incentive Program will address the issues of high vacancy and underutilization within the target neighborhoods by achieving the following goals:

(1) Increase new residential and commercial development on vacant infill lots
(2) Increase redevelopment of underused buildings and sites
(3) Increase rehabilitation, upgrade, and adaptive reuse of existing buildings
(4) Increase business recruitment and expansion

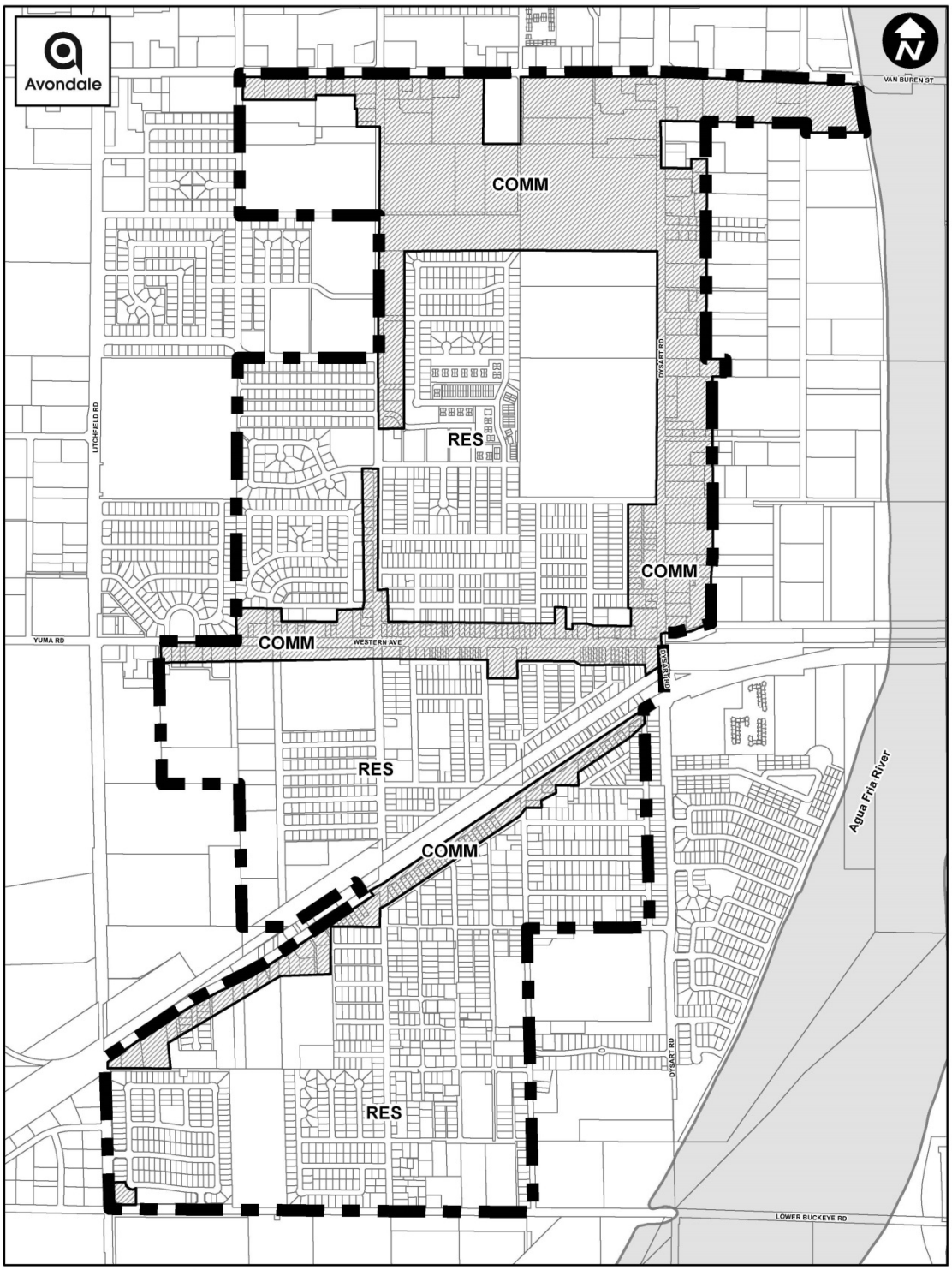
19-62 Infill Areas Designated.

The maps below establish the boundaries of the infill districts contained within the Las Ligas, Cashion, and Historic Avondale Neighborhoods.

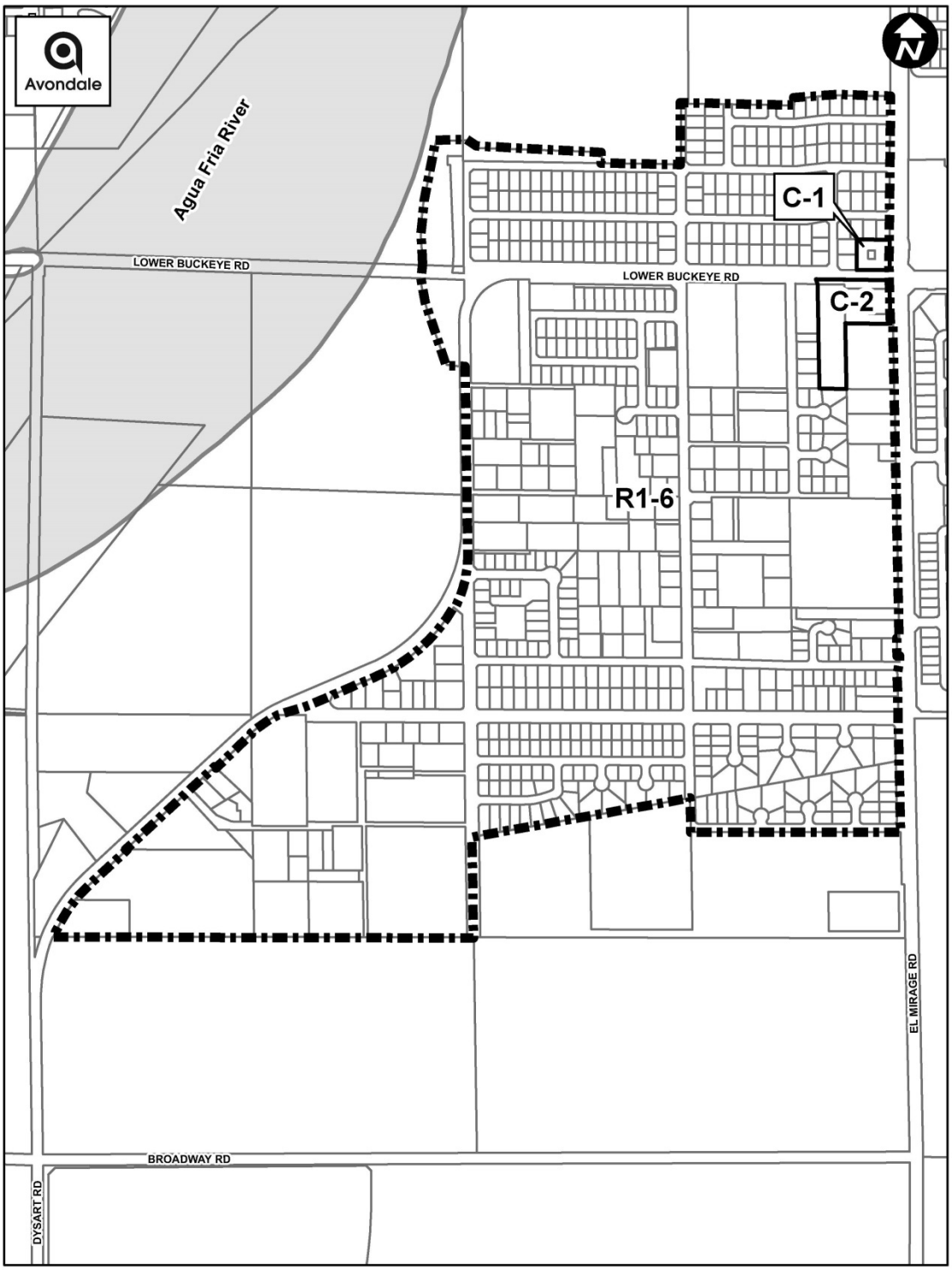


Cashion Infill District

2265584.1



Historic Avondale Infill District



gis 0 500 1,000 Feet

Las Ligas Infill District

19-63 Definitions.

"Eligible residential project" shall mean new and rehabilitated single-family and mixed-use residential projects within residential infill incentive districts that have been officially submitted to the City of Avondale's Development and Engineering Services Department for review and approval on or after January 1, 2015.

"Eligible commercial project" shall mean a commercial project for new facility or a refurbished/repurposed existing building for an eligible use established on or after January 1, 2015, that is located within a commercial infill incentive district and that has been officially submitted to the City of Avondale's Development and Engineering Services Department for review and approval on or after January 1, 2015.

19-64 Residential Incentives.

Any eligible residential project located on residentially-zoned property within the infill districts designated in Section 19-62 shall be entitled to reduced fees as follows:

Type of Project	Planning and Permit Fee Reduction	Development Impact Fee(1)
New Residential Construction	50% of normal fee	50% of normal fee
Remodeling/Rehabilitation	50% of normal fee	$0

(1) Remodeling or rehabilitation projects for existing residential properties may not be considered new growth (as determined by the Zoning Administrator) and may not be subject to development impact fees. Any development impact fees assessed for a residential project within the infill districts will be reduced by 50% (which portion will be paid for by the Infill Incentive Program; all reductions are subject to the availability of funds).

19-65 Commercial Incentives.

Eligible commercial projects within the infill incentive districts designated in Section 19-62 shall be entitled to reduced fees as follows:

Type of Project	Planning and Permit Fees	Development Impact Fees(1)
Existing Building Renovation	50% of normal fee	$0
New Commercial Construction	50% of normal fee	50% of normal fee

(1) Remodeling or rehabilitation projects for existing commercial properties may not be considered new growth (as determined by the Zoning Administrator) and may not be subject to development impact fees. Any development impact fees assessed for a commercial project within the infill districts will be reduced by 50% (which portion will be paid for by the Infill Incentive Program; all reductions are subject to the availability of funds).

This reduction will be applied at the time each payment is required during the review process and will be handled administratively. Additional incentives may be available if approved by the City Council. Additional incentives will be based on other criteria that include, but are not limited to, high-wage job creation and the creation of building inventory for prospective companies.

19-66 Ineligible Projects.

The following uses shall not be eligible for infill incentives:

- Bar which is not attached to and part of a restaurant
- Boarding house
- Bail bondsman
- Cigar bar/tobacco lounge/smoke shop, including establishments selling “vapor” products
- Day labor hiring center
- Group home
- Impound lot
- Kennel
- Liquor store
- Manufactured home park
- Non-chartered financial institution
- Outdoor storage
- Pawn shop
- Personal wireless service facility
- Pet boarding and day care facility
- Place of worship
- Plasma center
- Recreational vehicle park
- Sexually oriented business
- Shooting range
- Substance abuse detoxification center
- Substance abuse treatment center
- Thrift store