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September 14, 2020

HONORABLE CITY COUNCIL


RE: Neighborhood Enterprise Zone Certificate Applications for the new construction of ten condominiums located at 1454 Townsend Avenue, Units 26 - 35 in the Islandview Neighborhood Enterprise Zone area. (RECOMMEND APPROVAL)

The office of the City Planning Commission (CPC) has received ten applications requesting Neighborhood Enterprise Zone (NEZ) certificates forwarded from the office of the City Clerk for the new construction of ten condominiums located at 1454 Townsend Avenue, Units 26-35. These applications correspond to a qualified site which will accommodate the development project. This new facility is a part of the complete redevelopment of the Saint Charles School Redevelopment Project in which the existing school building located at 1454 Townsend Street was rehabilitated into a modern loft-style residential building consisting of approximately 25 apartments. In total 10,069 square feet of one and two-bedroom townhome units will be made available.

The subject property has been confirmed as being within the boundaries of the Islandview NEZ which was established by a vote of Council on May 1, 2006, and should be eligible for NEZ certificates under State Act 147 of 1992 as currently written. The anticipated construction cost of the project is approximately \$75,000 per unit. The applicant is seeking a 15-year tax abatement. The NEZ certificate application appears to have been submitted prior to the issuance of any applicable building permits.

Please contact our office should you have any questions.

Respectfully submitted,


Marcell R. Todd, Jr., Director CPC
George A. Etheridge, City Planner, LPD

cc: Janice Winfrey, City Clerk