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Tax Increment Financing (TIF) Feasibility Analysis

Community & Stakeholder Outreach Summary

November 2019



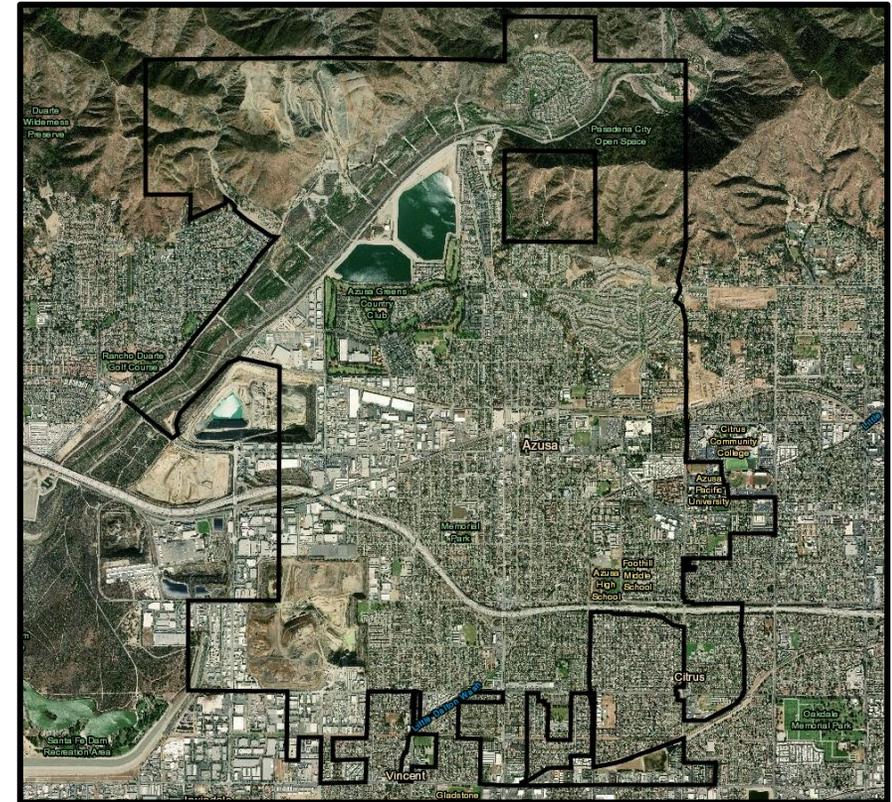
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Overview

City of Azusa Tax Increment Financing Feasibility Study

- ✓ In November 2015 Azusa adopted the Azusa Transit-Oriented Development (TOD) Specific Plan
 - Mixed use, pedestrian-oriented, transit-oriented, vibrant, and unified areas around the Azusa Downtown and APU/Citrus Gold Line stations
- ✓ Tax Increment Financing (TIF) was identified as a potential funding source to fund infrastructure, community revitalization and improvement project in the Plan area
- ✓ The City and Metro are partnering to conduct a TIF feasibility study
- ✓ Consensus conducted a series of community engagement activities between April and August 2019 to educate the public and help inform the technical analysis of the Study



Public Information Materials

- ✓ **Fact Sheet and FAQs** - Bilingual Fact Sheet with Frequently Asked Questions and Answers that provided an overview of study details and public information channels
- ✓ **Informational E-Blasts** - E-blast sent to 44 key stakeholders on August 22, 2019 inviting them to learn more about the study, spread the word to their constituents and attend the community open house workshop
- ✓ **Information Page** - All study information was made available by the City of Azusa on their website at the following link:

<https://www.azusaca.gov/1784/Tax-Increment-Financing-TIF-Feasibility->

Azusa Enhanced Infrastructure Financing District (EIFD) Feasibility Study

A Tool to Fund Transit-Supportive Infrastructure
Throughout California, Special Districts have been used as a tool to invest in infrastructure without burdening local [taxpayers](#). Special Districts allow local governments to use revenues from new developments to fund infrastructure and improvement projects.

(icon)	(icon)	(icon)
Transit and Micro Transit Enhancements	Parks and Open Space	Affordable/Mixed-Use Housing

The City of Azusa and Metro are partnering to conduct a Special District Feasibility Study. This Study will assess the feasibility of an EIFD within the City of Azusa as a viable tool to generate revenues for infrastructure investments.

Background In November 2015, the City of Azusa adopted the Azusa Transit-Oriented Development (TOD) Specific Plan. Centered around two Metro Gold Line Stations, the Specific Plan envisioned an Azusa that is mixed-use, pedestrian-oriented, transit-oriented, vibrant and unified. In order to meet these goals, the Specific Plan identified several potential funding sources that could be studied to implement the Plan. Of these funding sources, the creation of an EIFD, was identified as a potential financing mechanism to strategically fund infrastructure, community revitalization and improvement projects in the Plan area. On March 1, 2018, the Los Angeles County Metropolitan Transportation Authority (Metro) Board of Directors awarded the City of Azusa \$141,000 to conduct this District Feasibility Study.	Special District Study Goals <ul style="list-style-type: none">• Evaluate the boundary options for a potential district• Identify available revenue sources within the district• Determine infrastructure improvement needs in the City• Identify potential public and private investment partners
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The District Feasibility Study Process
The District Feasibility Study process is as follows.

Currently, the City is in the first step of the District Feasibility Study process. All following steps would occur pending completion, approval and community support of the District Feasibility Study.

Community Open House

- ✓ A community open house workshop was held at the Azusa Senior Center on August 29, 2019 from 6 p.m. to 8 p.m.
 - **Digital Meeting Notice** - Bilingual digital meeting notice that provided necessary details for the open house workshop. The notice was published on City social media platforms, the City website and available at various in-person locations accessible to the public
 - **Format** - From 6 p.m. to 7 p.m., attendees were encouraged to visit the various information stations to learn more about the study. From 7 p.m. to 8 p.m., attendees participated in guided breakout group discussions
 - **Materials** - Meeting materials included an open house roadmap that guided participants through the various information stations, study fact sheets, thematized informational display boards, City of Azusa map handouts and discussion questions



Summary of Key Findings

✓ Beautification

- Beautification of Downtown Azusa, the surrounding Gold Line stations and the City Civic Center was suggested. Suggestions included adding greenery, landscaping, public art, outdoor seating in open spaces and along major corridors, improved bus shelters, activated open spaces, community programming, wayfinding signage and enhanced lighting. Other suggestions included trash cleanup, improving sidewalk design and repairing the City's broken mosaic tiles
- Beautification of the City's gateways and entryways leading into the Downtown suggested. Suggestions included creating a coherent image and design along major thoroughfares, adding signage, art, landscaping and beautified medians that all connect to Downtown
- Major updates to local libraries were identified. Suggested updates included energy efficiency, library expansions, added meeting spaces, outdoor and public open spaces, cleanup and landscaping. There is potentially a need for another branch as well

Summary of Key Findings

✓ Bike Infrastructure

- Longer and more established dedicated bike paths needed to connect throughout the City. Examples mentioned included paths connecting to and from Metro stations, paths connecting areas south of the 210 to areas north of the 210 and paths connecting to the San Gabriel River Parkway. Additional examples included paths connecting local colleges to Downtown, a path to a potential Rails to Trails on 9th Ave and paths connecting to and from the Canyons
- Bike infrastructure needed along major thoroughfares such as Azusa Ave, Citrus Ave, Alostia Ave and along Foothill Blvd leading into Downtown. Infrastructure improvements included protected bike facilities and bikeshare that is subsidized and/or accessible using a TAP card

✓ Walkability

- Improvements to the walkability of Downtown Azusa needed. Suggestions included smart crosswalks, wayfinding signs, diagonal crosswalks on Azusa Ave and Foothill Blvd, pedestrian bridges to and from Metro stations and Rails to Trails on 9th Ave
- Improvements to walkability leading into Downtown Azusa also needed. Suggestions included more pedestrian walking paths that connect areas south of the 210 to areas north of the 210 and paths that connect from colleges into Downtown

Summary of Key Findings

✓ Mobility

- Throughout the City, major road improvements needed to improve mobility. Suggestions included fixing potholes, making Azusa Ave a two-way street, removing parking on Azusa Ave and removing the large planters along Alosta Ave and Citrus Ave to make room for transportation. Additional suggestions included implementing traffic calming measures on Foothill Blvd such as street downsizing, adding dedicated bike lanes, changing the speed limit and eliminating parking

✓ Public Transit

- Suggested improvements for transit included expansion of the City's dial-a-ride program, added seating in transit waiting areas, micro-mobility options at Gold Line stations, major improvements to the APU/Citrus College station entrance and increased parking at the Downtown Azusa station
- Other suggestions included creation of a City-wide shuttle or trolley that connects to and from Downtown and Gold Line stations. Additional trolley routes suggested included to and from the Canyons and along Azusa Ave to connect areas south of the 210 to areas north of the 210

Summary of Key Findings

✓ Safety

- Safety enhancement needs were identified at Atlantis Gardens and the Edgewood Shopping Center. Suggested enhancements included increased lighting and reinforcements to the gates bordering Lee Elementary
- Safety concerns were identified at bus staging areas, particularly at the APU/Citrus College Station. Suggested improvements included a proposed cut out for buses to increase pedestrian safety
- Sidewalks, particularly around local schools, are in major need of improvements to safety and accessibility. Examples of locations identified included sidewalks neighboring Lee Elementary, Slauson Middle School, Azusa Ave and San Gabriel Ave
- Pedestrian safety concerns for families who utilize Neighborhood Homework House's facility identified on Alosta Ave and Historic Route 66

Summary of Key Findings

✓ Affordable/Senior Housing

- Underutilized spaces such as Atlantis Gardens, the old Packing House and the Edgewood Shopping Center present missed opportunities for affordable and senior housing, green space and other improvements that could be funded by an EIFD

✓ Green and Open Space

- Improvements to green and open spaces like Veteran's Park, Memorial Park and Pioneer Park were suggested. Suggestions included enhanced lighting, outdoor workout equipment, park cleanup, community programming, communal areas, art and outdoor seating areas

THANK YOU

Questions?

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