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# Infill Policies CFT

City of El Paso Infill and Redevelopment Policy

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# Infill Policies CFT

- Est March of 2021 to evaluate policies and ordinance changes related to infill development including land use, multi-modal transportation, and adaptive re-use of existing buildings.
- D1, D2, D4, D8,
- Meets twice a month,
- Topics focus on best practice, policy applications, and real world examples and outcomes.
- **This proposed policy is the first deliverable from the CFT.**

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# What is proposed?

- ***City of El Paso Infill & Redevelopment Policy***
  - Centralize and consolidate recommendations
  - Provide clear direction to staff on action items
  - Does not conflict/override existing infill policies for economic dev or planning; rather, informs future updates.
  - Driven by CFT, with input from
    - Economic Development
    - Community Development
    - Planning & Inspections
    - CID Planning

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# Policy Structure

- Policy Statement & Intent
- Justification & Benefits
- Guiding Strategic Principles
- Measurable Policy Goals
- Implementation

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# Policy Statement

- ***It is the policy of the City of El Paso to promote, encourage, incentivize and facilitate the development of vacant, blighted or underutilized parcels of land within the city's urban core and within targeted areas of priority over continued outward expansion and development at the city's periphery.***
- Derived from adopted goals, strategies, and planning documents.

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# Policy Intent

- ***Identify specific action items to encourage and facilitate infill development and redevelopment efforts in the city.***
- Address and counteract the negative impacts of continued outward expansion of growth on the city's fringes and relocation of city residents to outlying and suburban communities.
- Support development and investment to activate the city's urban core
- Capitalize on existing and recent investments in transit and infrastructure in areas that are currently underserved by residential and commercial markets.

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# Justification & Benefits

- **Reducing the cost of service and infrastructure requirements associated with continued outward expansion and suburban growth patterns,**
- **Increasing the value of vacant and underutilized land within older areas of the city,**
- Promote and facilitate the development of expanded affordable and market rate housing options,
- **Achieve transit-supportive density to capitalize on the City's investments in bus rapid transit and streetcar,**
- **Reestablish a vibrant urban core,**
- Targeted code reform to address development hurdles,
- Reduce development pressure on open space, agricultural land, and vacant land on the city's periphery.

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# Guiding Strategic Principles

- Minimize displacement and preserve existing affordable housing stock.
- Address and mitigate challenges to infill development.
  - Affordability challenges
  - Regulatory challenges
- Develop context and area sensitive design standards and land use regulations.
- Align public investments with targeted areas.
- Reestablish neighborhood corridors and town centers.
- Implement existing, adopted plans and goals.

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# Measurable Policy Goals

- Monitor, analyze, and publish infill related development trends.
- Monitor, analyze, and report trends in planning administration.
  - Increase in the development of vacant lots within the city's urban core.
  - Increase in the redevelopment and adaptive reuse of older, underutilized buildings.
  - Increase density and housing options within existing communities where appropriate transit options exist.
  - Increase in middle housing
  - Increase in block group population in targeted areas.
  - Increase in taxable value/revenue per acre in targeted areas.
  - Increase in the number of building permits issued for duplex, triplex, quadruplex and apartments.

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# Implementation

- Identify and Prioritize Targeted Areas.
  - Qualitative and context based
- Take guidance from real world data & markets.
- Incentives
- Infrastructure
- Zoning and Regulatory Reform
- Housing
- Outreach & Coordination
- Timeline
  - Phase 1 – Short Term
    - Minor code amendments
  - Phase 2 – Near Term
    - Major code amendments
  - Phase 3 – Long Term
    - Programs development

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# Next Steps

- Outreach Throughout Implementation
  - Public
  - Development
- Develop Code Amendment Implementation Schedule
  - Clarion Associates under contract
  - Audit of Existing code
  - Drafting of Code amendments
    - Legal Coordination
    - Public Outreach
    - Departmental Coordination

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## MISSION



Deliver exceptional services to support a high quality of life and place for our community

## VISION



Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government

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## VALUES

Integrity, **R**espect, **E**xcellence,  
**A**ccountability, **P**eople