



City of El Paso

Capital Improvement Department



Implementation Actions to Achieve the 5 Plan Goals

Downtown + Uptown

Master plan for Downtown and the surrounding neighborhoods of Segundo Barrio, Chihuahuita, Magoffin, Rio Grande, Rim, Kern, Mission Hills, and Sunset Heights



Downtown + Uptown Master Plan Recap – Community Driven Process

3-Part Series : Adoption Presentations

- Presentation # 1 – March 2023 – Engagement Summary
- Presentation # 2 – April 2023 - Catalyst Sites
- Presentation # 3 – Today – Key Implementation Actions



Implementation Actions

City Council Adoption

Goal 1: Promote affordability with expanded housing options

Key regulatory changes

1. Increase allowable densities for housing in the plan areas. **Low-rise neighborhoods** allow attached housing products for up to **4 units per lot**. **Mid-rise housing** should achieve **40-100 DUs per acre** and may extend up to **6 stories** in height in areas where complimentary to the existing neighborhood context. **Highest density areas** should not have density limits.
2. Adopt urban design development standards to create higher quality architecture and design within Texas law (e.g., building massing and form, exterior building materials in **historic districts**.)
3. Eliminate minimum parking within the planning area (including the need for special review and City Council approval of parking exceptions) and **parking reductions** for other uses in the downtown.



Traditional massing



Transitions to the context with setbacks

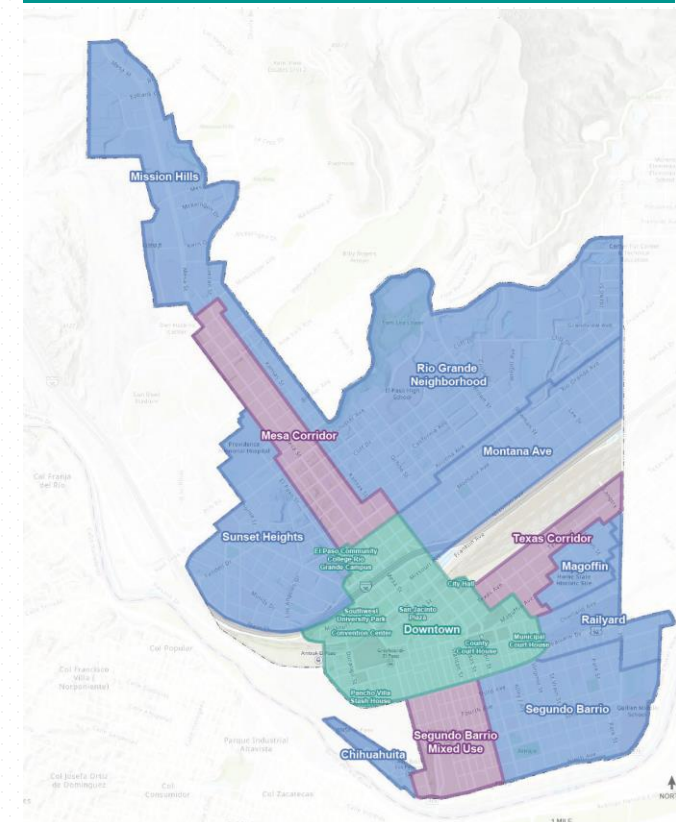


Increased density by transit

Enhance / Reinforce: Improvements within existing established neighborhoods

Transform: Midrise walkable and transit-oriented priority corridors

Realize: High density housing and economic development



Goal 1: Promote affordability with expanded housing options

Key financing and investment actions

1. **Use Chapter 380/381 Economic Development Agreements** to abate or provide property tax relief for new and affordable housing for a 5-year period.
2. **Create an Uptown TIRZ** to provide a consistent "per unit" grant and/or loan to housing developments in priority locations in downtown and uptown, including grants to housing projects.
3. **Use Public Facility Corporation for Housing Projects** to attract developers to build **mixed-income** housing developments. Develop a set of criteria that a development projects must meet to be able to participate in the use of a PFC including the mix of **affordable housing**, on-going management of the project, and long-term ownership and capital reserves.
4. **Create a Housing Trust/Bond** pool of funding for capital investment into affordable and mixed-income housing projects.



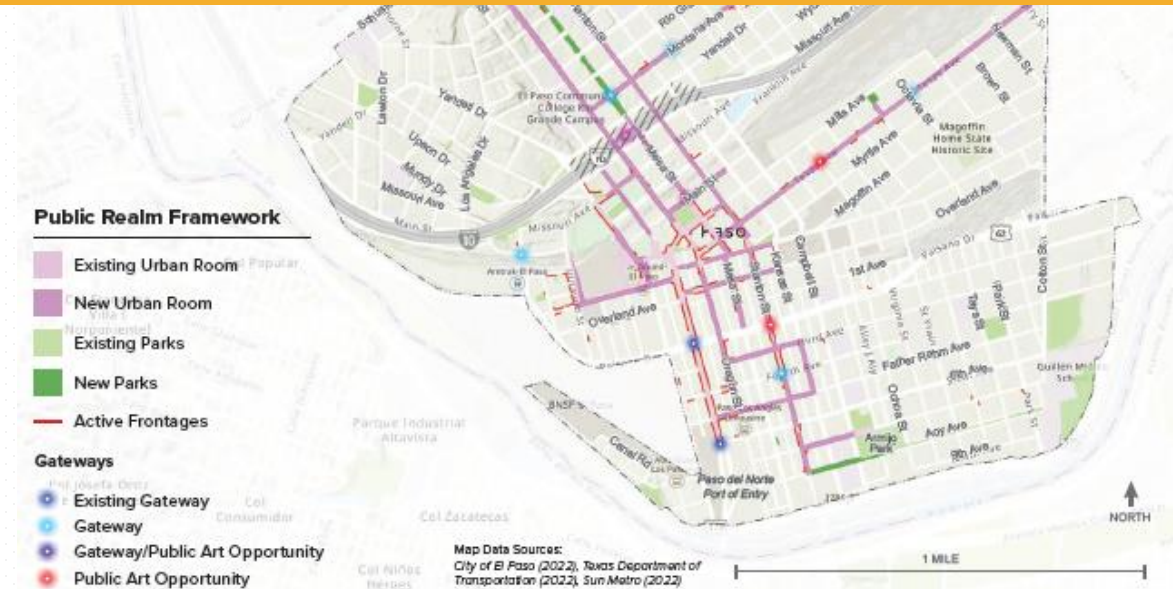
Goal 2: Create and improve public areas with a focus on health & safety infrastructure

Address Infrastructure Gaps While Improving Public Spaces

Carry out a **placemaking program** to improve the **public realm** in commercial districts and corridors. Placemaking should include addressing the additional **Gateway Locations** identified in this plan

Prioritize **connections from trails** outside the study area to existing and proposed **pedestrian and bicycle facilities** within the study area. Engage the **PID and TIRZ** to fund **public improvements** including expanding linear infrastructure such as water and sewer mains, as needed

Track the adoption of **active lifestyles** (physical activity rates), including **walking and bicycling**, activity on sidewalks, and at businesses and take actions in public spaces to **encourage activity**



Implementation Actions

City Council Adoption

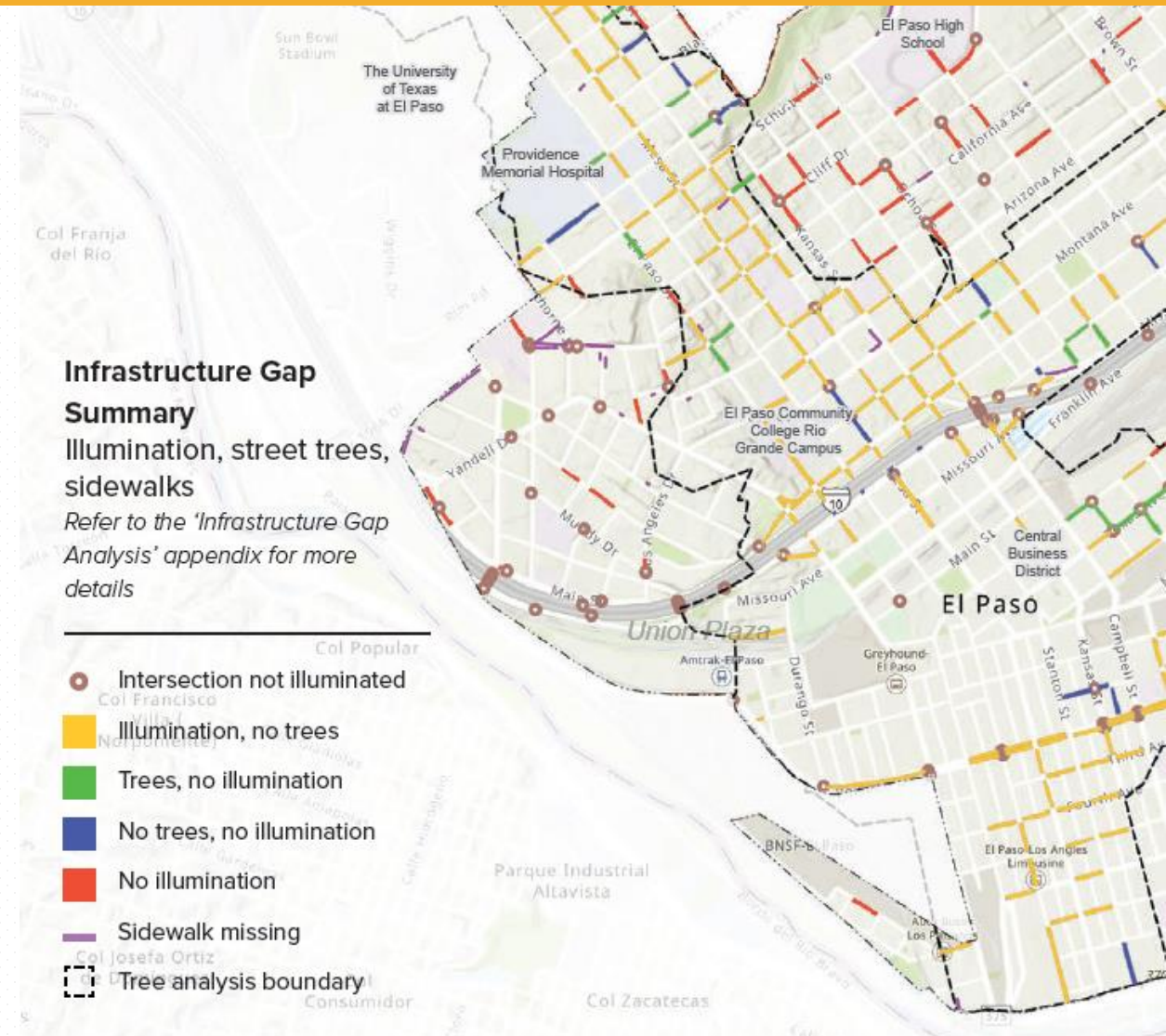
Goal 2: Create and improve public areas with a focus on health & safety infrastructure

Prioritizing pedestrian infrastructure gaps in all street projects

Use a street zone **priority system** for programming TIRZ and City capital improvement funds in the DT+UT study area.

This sets priorities for which components of a street are to receive **public investment** first: in DT+UT, this will be the pedestrian and **street frontage** zones first, the **curbside** zone second, and the **travel way** and **median** zones third.

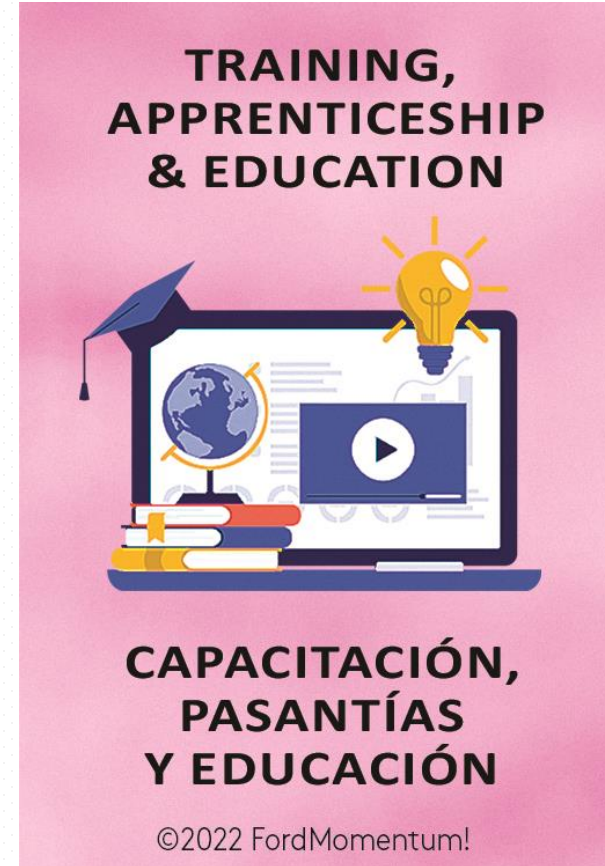
This priority system is intended to ensure that limited funds are used on the components of streets most impactful in **achieving redevelopment** in the DT+UT area.



Goal 3: Increase economic activity and talent retention with a vibrant downtown

Assess the training and education needs of low- and moderate-income residents to improve access to and design new industry-focused training programs

Design new programs and implement strategies based on the recommendations of the needs assessment with the goal of equity and inclusive urban growth and development, attracting employers, and growing economic activity.



Goal 4: Establish a virtuous cycle between public transit and development

Increase Brio transit including extending operational hours.

Make Brio an all-day service to allow users beyond the typical business day commuter to rely on transit as a primary mobility option.

Increase frequencies during key operating hours and periods.

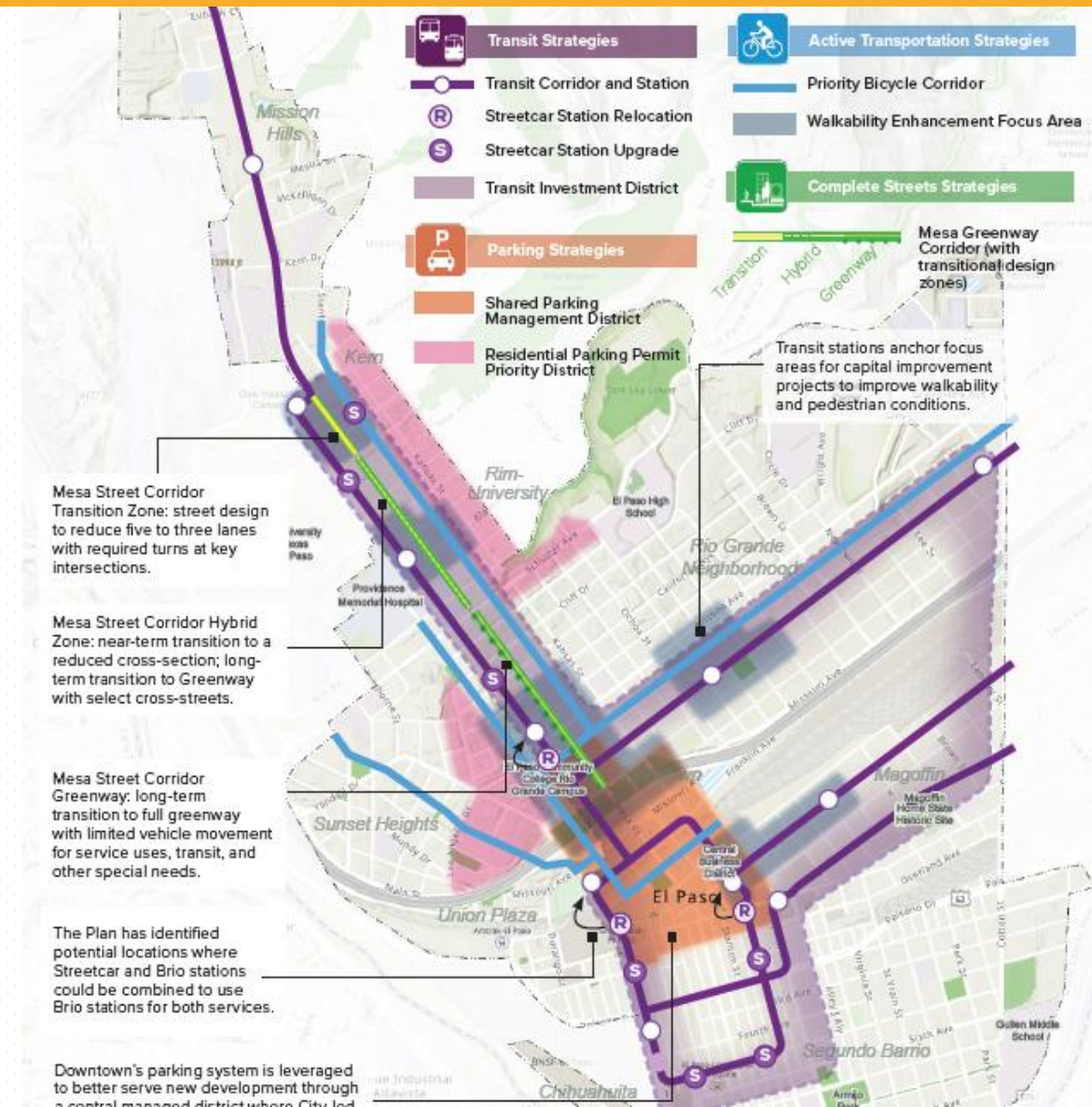
Combine services on key downtown corridors to focus overlapping routes and achieve higher frequencies – with strong pedestrian connections to these corridors.



Goal 4: Establish a virtuous cycle between public transit and development

Establish an interdepartmental working group to jointly review development pipeline and potential impact on SunMetro services. Review upcoming SunMetro service modifications, with quarterly assessments of potential development/transit linkages.

Ensure that any transit route, operations, or capital project decision-making understands and incorporates potential development. This will involve a more formalized structure of cooperation, and allowing SunMetro to make service decisions not purely on current system performance.



Implementation Actions

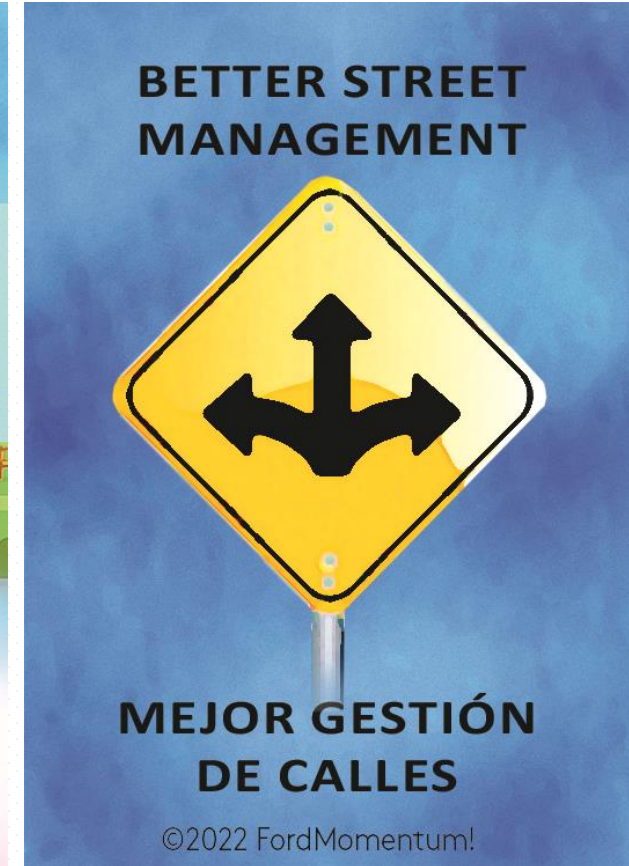
City Council Adoption

Goal 5: Celebrate El Paso's unique living culture, design heritage, and diverse community

*Develop an **equity framework** to ensure that City resources are distributed fairly based upon real need*

Ensure that resources or benefits and burdens of a policy or program are distributed fairly, prioritizing those with highest need first.

1) Establish the **Neighborhood Participation Plan** program by city ordinance. 2) Create neighborhood **workshops** hosted by the Community & Human Development Department to **empower** neighborhoods with the **knowledge** and **tools** to effectively **collaborate** with developers and City staff – CPC recommendations



Goal 5: Celebrate El Paso's unique living culture, design heritage, and diverse community

Anti-displacement measures to preserve existing affordable housing in neighborhoods

- **Retain existing affordable housing units** supported by Low Income Housing Tax Credits by city intervention and financial support
- **Create a program to identify, monitor, and preserve at-risk affordable housing** including working with owners to maintain property in good repair
- **Consider a right-to-purchase ordinance** to minimize the displacement with the right of refusal if the owner decides to sell
- **Encourage developers to execute Community Benefits Agreements** to minimize displacement

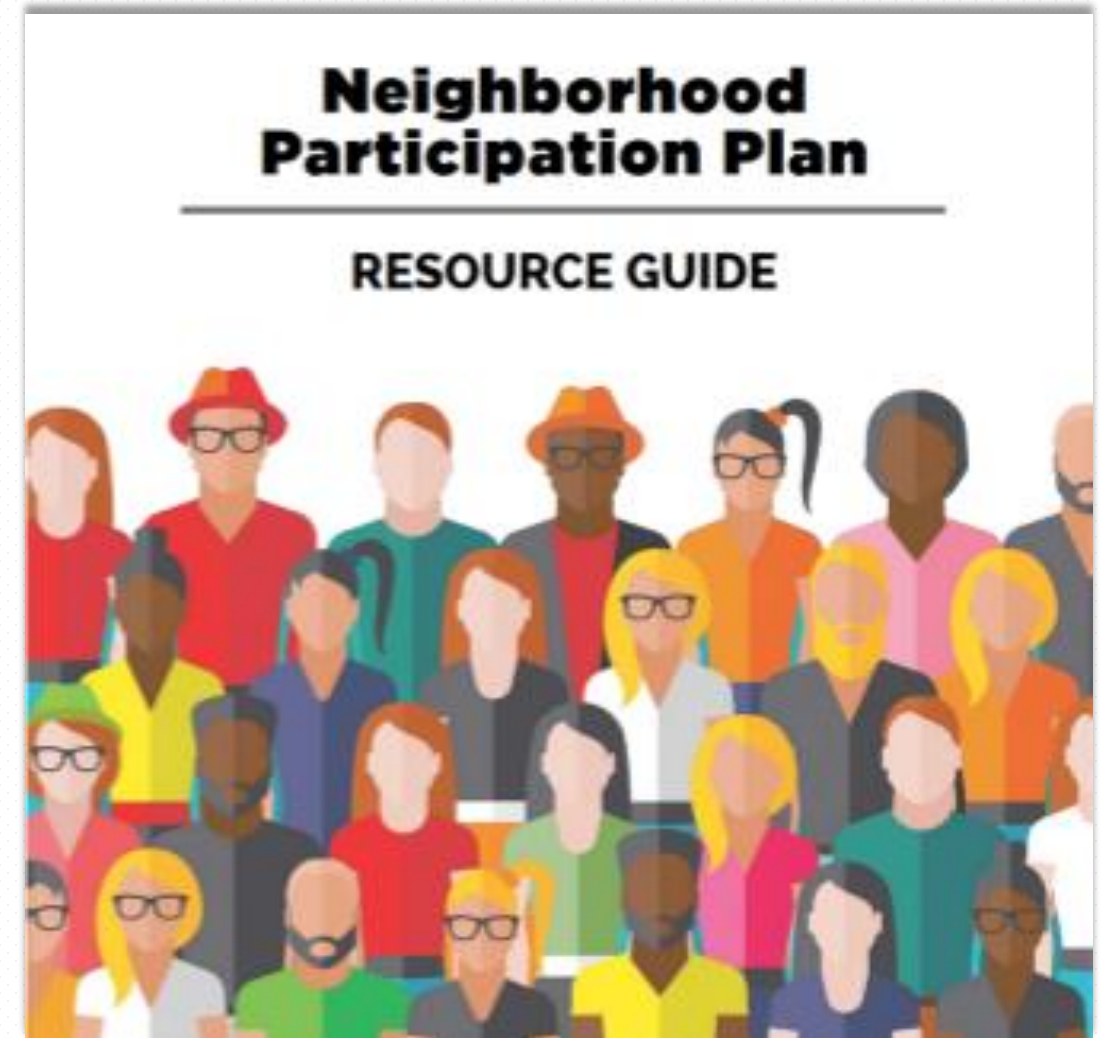


City Plan Commission Review

CPC - DT+UT Master Plan Subcommittee

The subcommittee recommends that the City Plan Commissioners approve the DT+UT Master Plan with the following recommendations:

- **Change the name of the plan** to the Downtown + Surrounding Neighborhoods Master Plan to reflect the goal of improving the quality of life for current residents
- **Implement Neighborhood Participation Plan meetings** as a requirement by city ordinance to increase community engagement and improve community support for development
- **Maintain communication** with the community as the plan is implemented by centralizing updates and announcements in a single **bilingual website**
- **Create neighborhood workshops** hosted by the Community & Human Development department to empower neighborhoods with the knowledge and tools to effectively collaborate with developers and city staff



Immediate Next Steps

- **Uptown TIRZ exploration** by potentially expanding the Downtown area (Zone #5) and encompassing the Uptown area. Collaborate with the **County** and **EPISD** with aid from **contributions** from these agencies
- **Code Assessment with Targeted Amendments** to align the **Building**, **Development**, **Zoning**, and **Smart Growth** codes to support the City's adopted **Infill & Redevelopment** Policy of 2022 to stimulate growth in priority infill areas
- **Adopt urban design development standards** to create higher quality architecture and design within Texas law (e.g., **green infrastructure**, building massing and form, **sustainability**, exterior building materials in historic districts.)



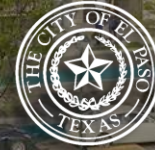
Horizontal roof with uses





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Adoption

