



CITY OF
EL PASO
**EAST SIDE MASTER PLAN
& GROWTH MANAGEMENT POLICIES**

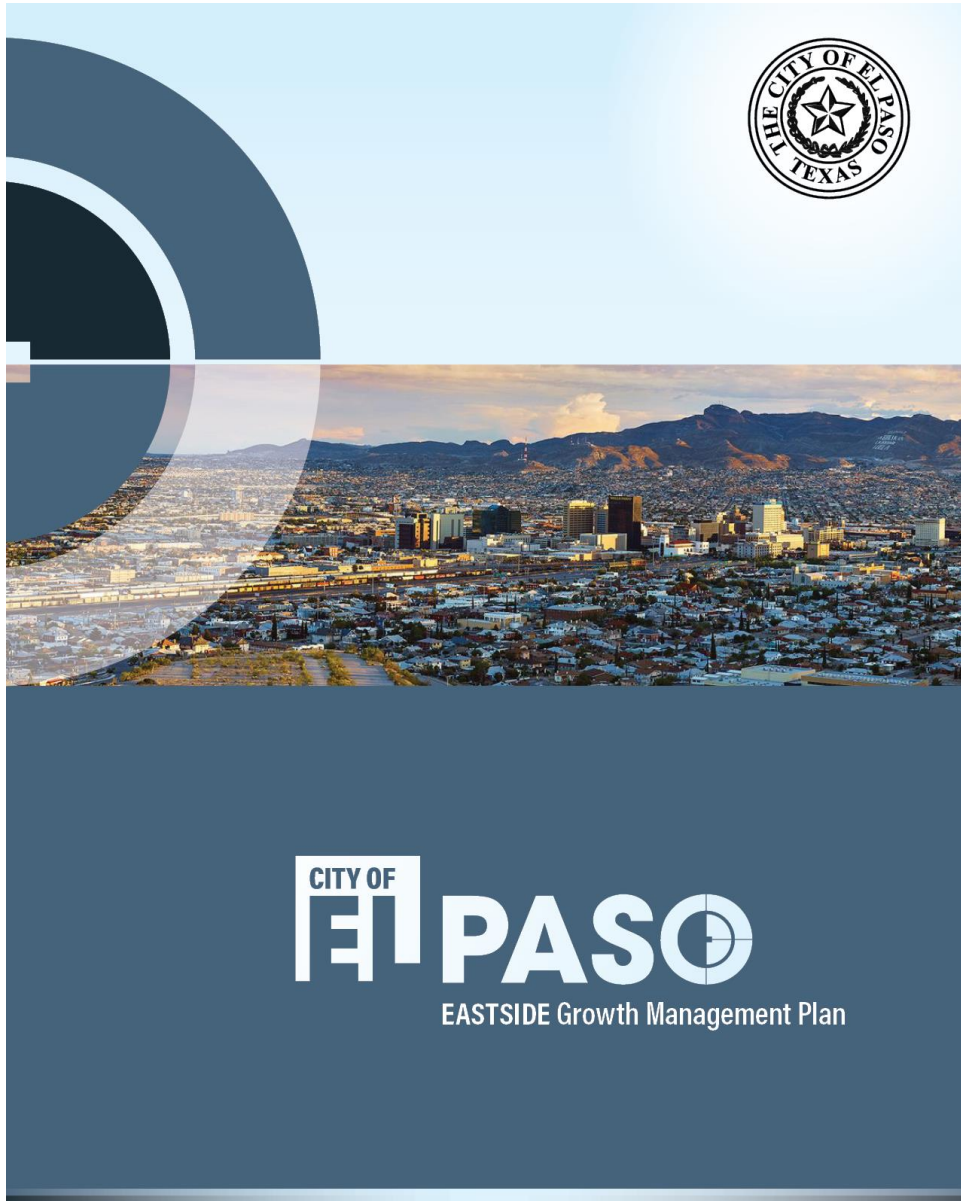
**City Council Meeting
2/2/2021**





Presentation Overview

- Plan Purpose
- Existing Development Conditions and Facility Gap Analysis
- Buildout Analysis and Future Demand
- Growth Management Strategies/Eastside Policies CFT
- Schedule



Manage outward growth, encourage infill development and redevelopment, and balance the cost to deliver public services and facilities with anticipated revenues.



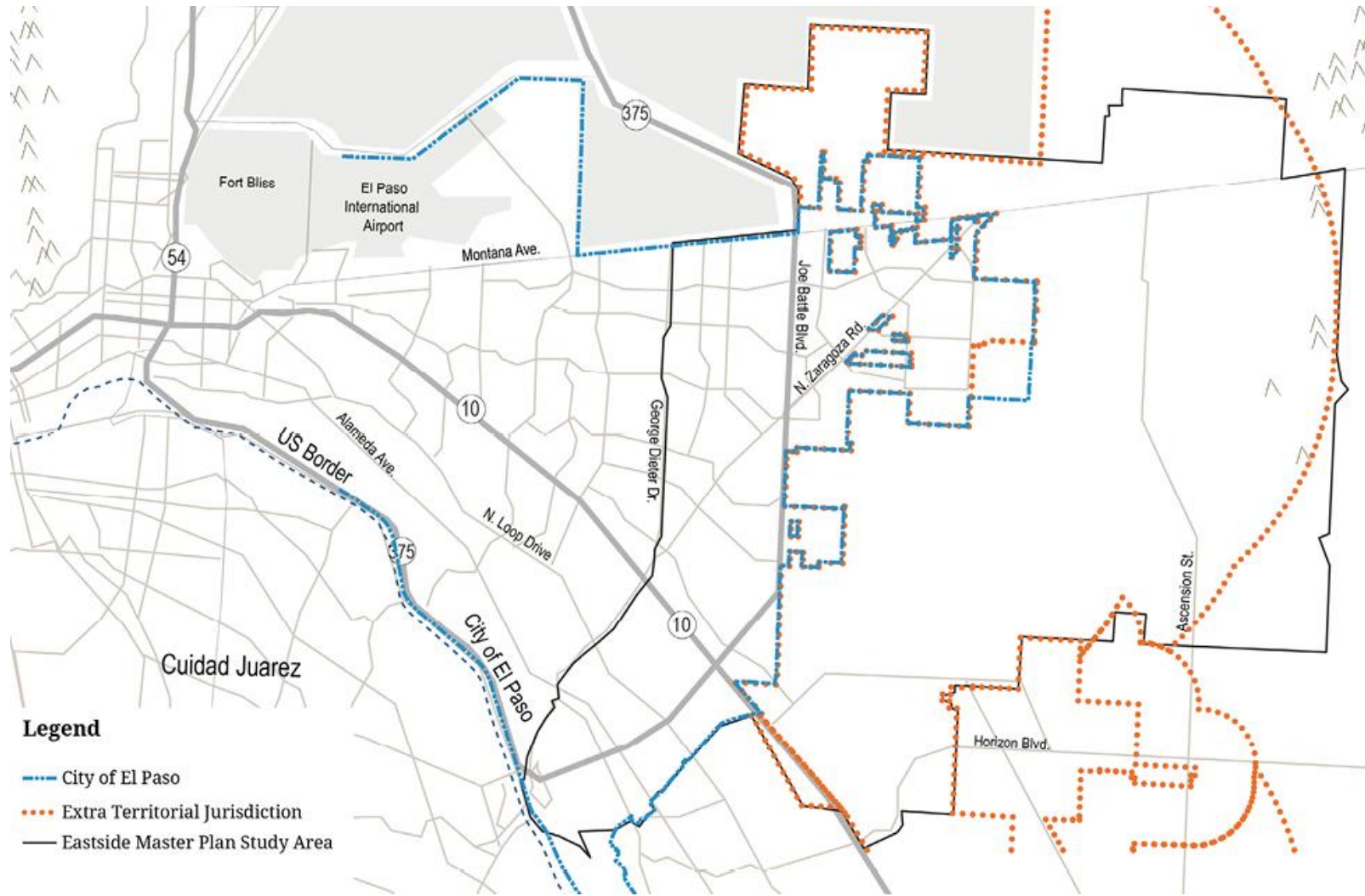


Eastside Public Facilities Master Plan

- Introduction and General Goals
- Facility Demand Analysis
- Appendix 1: Public and Stakeholder Outreach
- Appendix 2: Facility Inventory
- Appendix 3: El Paso Public Library: Site Location Study
- Appendix 4: The 2019 Public Safety Bond



Eastside Master Plan Study Area





Eastside Public Facilities Master Plan



LIBRARY



SENIOR
CENTER



FIRE
STATIONS



POLICE COMMAND
CENTER



PARKS



RECREATION
CENTER



BICYCLE

Existing Development Conditions

Current Development Pattern					
City Zoning/ County Land Use Classification	Label	No. of Parcels	Acreage	Average Parcel Size	Percentage of Total
Light Density Residential	R1 R2 R2A R6 RE E	3,336	2,742	0.82	13%
	R3 R3A	23,938	4,170	0.17	19%
	R4 R5	29,124	4,288	0.15	20%
	RMH	734	162	0.22	1%
Medium Density Residential	A1 A2 A2SC	578	362	0.63	2%
	A0 A0S A0SC	367	129	0.35	1%
High Density Residential	AM AMC	643	110	0.17	1%
Planned Residential Districts I II	PR1 PR2 PR2SC	3,189	407	0.13	2%
Residential / Mixed Use	R-MU	1	17	17	0.1%
Neighborhood Commercial	C1 COP HC1	511	1,634	3.20	7%
Community Commercial	C2 C3	185	494	2.67	2%
Regional Commercial	C4	494	2,050	4.15	9%
General Mixed Use	GMU	2	5	2.50	0.2%
Light Industrial	M1	212	574	2.71	3%
Heavy Industrial	M2 Q	16	444	27.78	2%
Parks and Recreation/Open Space	PR OS	94	621	6.61	3%
Ranch and Farm District	R-F	137	675	4.93	3%
Regional Flood Storage	RFS	337	896	2.66	4%
Public Facilities	PF	142	1,975	13.91	9%
Special Development District	SD SDC SDH	331	55	0.17	0.3%
Total		64,371 Parcels	21,810 Acres		100%

Table 2.1: Current Development Pattern by City Zoning/ County Land Use Classification
Source: City of El Paso; Stantec Consulting

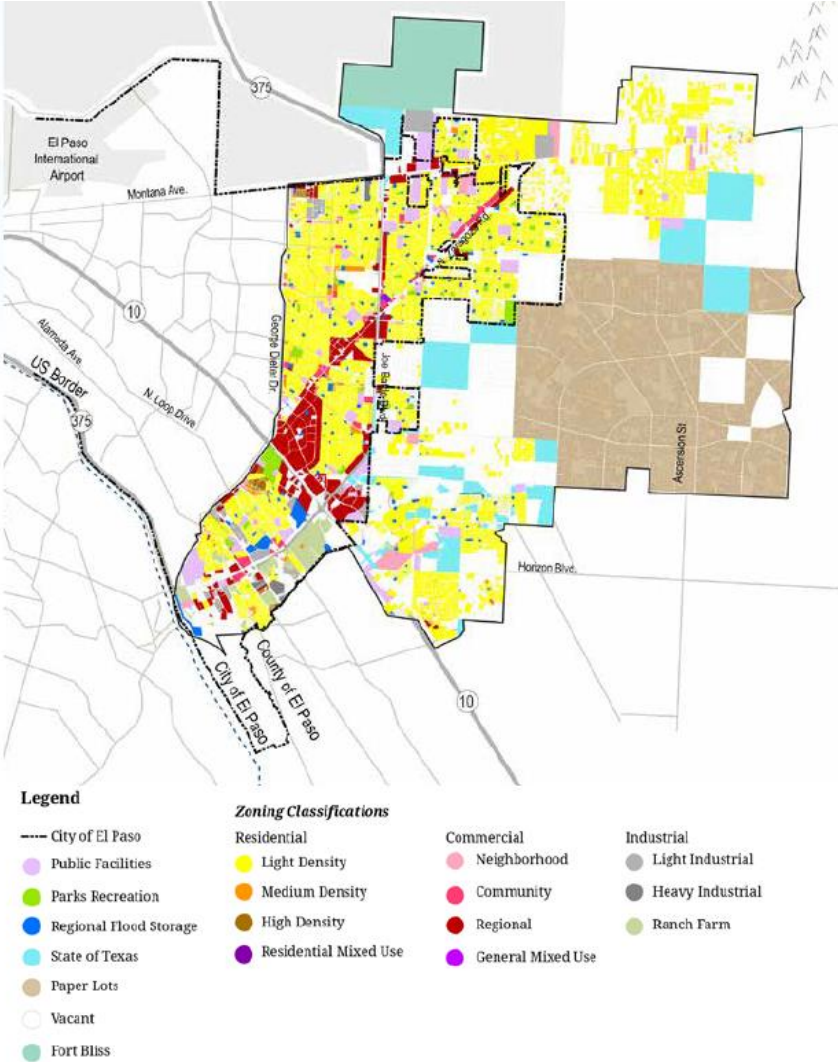


Figure 2.8: Current Development Pattern
Source: City of El Paso; Stantec Consulting

Facility Needs - Existing



Type of Facility Primary Classification	Target Level of Service	Current Conditions			2017 Shortfall	
		# of Facilities	Building Square Footage	Total Acreage	# of Facilities	Sq.Ft or Acreage
Libraries	2 mile radius	3	55,165	5.8	2	40,000
Senior Centers	2 mile radius	2	10,000	2.0	2	20,000
Fire Stations	1 mile radius	6	45,012	10.7	2	18,000
Police Stations	n/a	1	24,100	10.4	1	25,000
Recreation Centers	1 sf/resident	2	78,588	n/a	3	116,548
Pools	25 sf/ 0.75% of residents	2	17,364	n/a	2	19,224
TOTAL		16	230,229	27.90	11	238,772
Parks	6 acres/1000 residents					
Regional ¹	2 acres/1000 residents	1		10.7	1.5	380
Community ²	2 acres/1000 residents	6		162.8	7	227
Neighborhood ³	2 acres/1000 residents	47		206.7	36	184
Pocket	n/a	10		9.1		-
Linear (mile segments) ⁴	n/a	4		25.9		-
TOTAL		68		415.2	44.5	791

Build-Out Analysis

2017 Population **195,136**
(Estimate)

Build-Out Population **369,165**
(Estimate)

Land Use	City of El Paso				El Paso County			
	Parcels	Potential DUs	Acres	%Total	Parcels	Potential DUs	Acres	%Total
Residential								
Subdivided	1,680	1,680	295	8%	2,475	2,475	4,095	18%
Unsubdivided	77	7,540	1,223	33%	483	37,558	12,061	53%
High Density	24	950	86	2%	46	1,769	163	1%
Mixed Use	20	2,533	304	8%	22	8,063	1,603	7%
Commercial	221		933	25%	184		1,122	5%
Industrial	60		327	9%	50		1,111	5%
Farm land	34		459	12%	0		0	0%
Public Facility	11		89	2%	39		195	1%
Undevelopable	19		25	1%	11		38	0%
Fort Bliss	0		0	0	4		2,496	11%
TOTAL	2,146	12,703	3,741	100.0%	3,314	49,865	22,884	100.0%
City of El Paso + El Paso County	5,460 Parcels	62,568 Potential DUs	26,625 Acres					

Notes:
 ‘Subdivided’ indicates the parcel has municipal services or is vacant reliant upon individual water and sewer.
 ‘Unsubdivided’ is a parcel count of raw land without municipal or individual services.

Total Needs – Existing and at Build-Out



INFRASTRUCTURE	EXISTING		BUILD OUT	
	TOTAL DEFICIENCY	COST ESTIMATE MILLIONS (2019)	TOTAL DEFICIENCY	COST ESTIMATE MILLIONS (2019)
Libraries	2	\$7	2	\$7
Senior Centers	2	\$10.5	4	\$21
Fire Stations	2	23.6	4	\$47.2
Police Command Centers	1	\$38	1	\$38
Recreation Centers/Pools	2	\$22	3	\$33
Parks	791 (acres)	\$593	944 (acres)	\$708
Total	9	\$694	14	\$854.2

Key Findings

- **With the Public Safety Bond addressing the Police and Fire needs, there is still a 9-facility deficit within the study area totaling \$39.5 million.**
- **There is a shortfall of 791 acres of parkland with an estimated cost of \$593 million.**
- **If no action is taken to strengthen City Policies to ensure future development pays for itself, 14 additional facilities and 944 acres of additional parkland will be necessary to meet service demand and cost an additional \$854 million.**
- **Current development pattern is financially unsustainable.**
 - 1). Ensure future development pays for itself by growing up rather than out; or
 - 2). Adjust service area boundaries and reduce the level of service

Addressing the Facility and Service Gap

Significant Progress is Already Underway

- **Have addressed the gap in police and fire service through the 2020 Public Safety Bond**
- **Eastside Regional Park has reduced the shortage of parkland**

More Work to be Done

- **Need to address various City policies and Code text to give staff the ability to address the problem on an administrative level.**



Key Policies/Codes for Amendment Consideration



- Waivers and Exceptions
- Major Thoroughfare Plan (MTP)
- Annexation and Land Study Requirements
- City/County Coordination
- Street Design Manual
- Traffic Impact Analysis Requirements
- Title 21: Smart Code Update



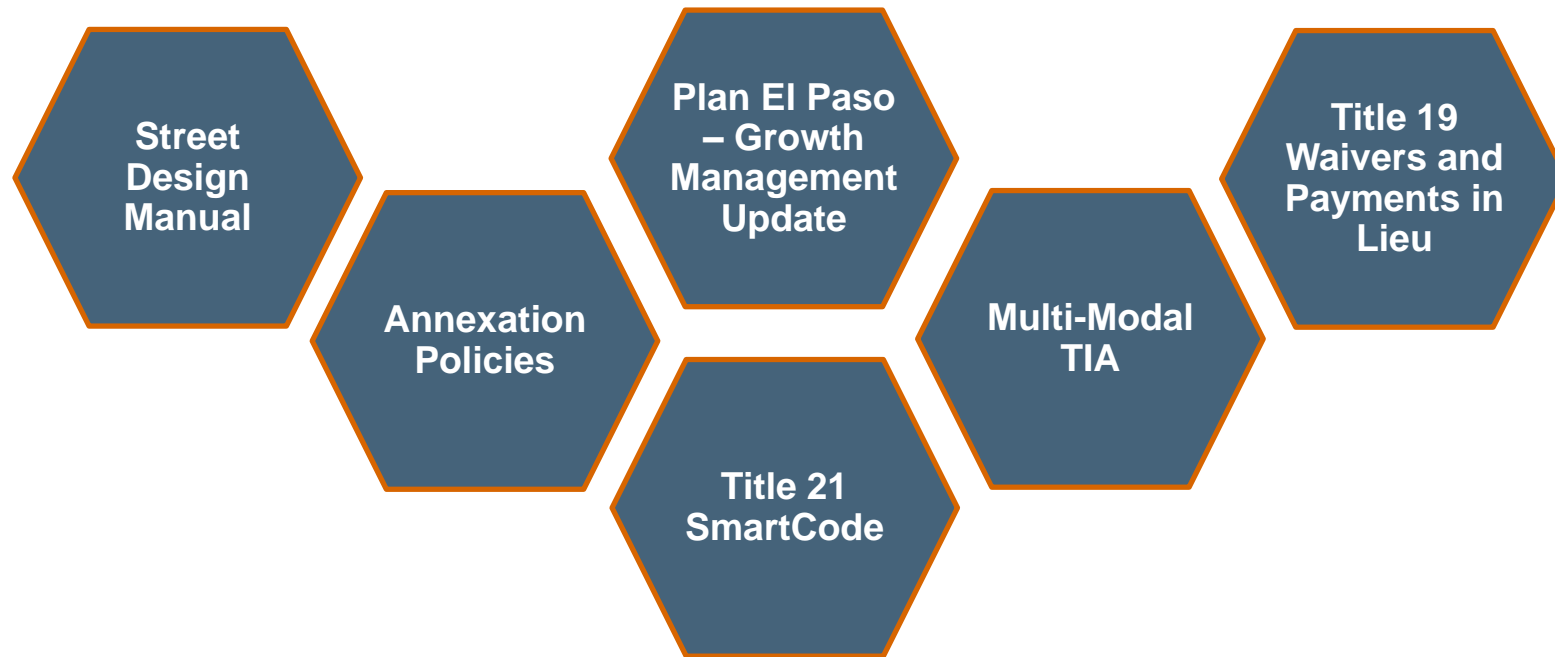
Growth Management
Code and Policies Update

Draft 9/13/2020



Requested Action

- Acceptance of Eastside Master Plan and direction of staff to implement the recommended growth management strategies.
- Addition of Representatives from Districts 3,5,6 and 7 to the Eastside Policies Cross Functional Team.



- **Purpose:** Evaluate policies and ordinance changes related to: growth management, land use, annexation and transportation in alignment with our Strategic Plan.
- **Role:** Review the various policies identified as deliverables of the Eastside Master Plan and provide recommendations to Staff and City Council as a whole.
- **Outcomes:** New policies and code language aimed at addressing the City's outward growth.

Eastside Facilities Master Plan findings were presented at the following events:

- **Public Outreach conducted at multiple public meetings from 2019-2020 in Districts 3,5,6 and 7**
- **Developer's Focus Group 1/20/21**
- **Commissioners Court 1/21/21**

Creation of Eastside Policy Cross Functional Team

- **Used to address major Community Issues (i.e. COVID CFT)**
- **Composed of Representatives from District 3,5,6 and 7 to help guide and have an in-depth discussion of the issues. Presentations to Council will be regularly scheduled in order to brief the full Council.**

Adoption Schedule

January

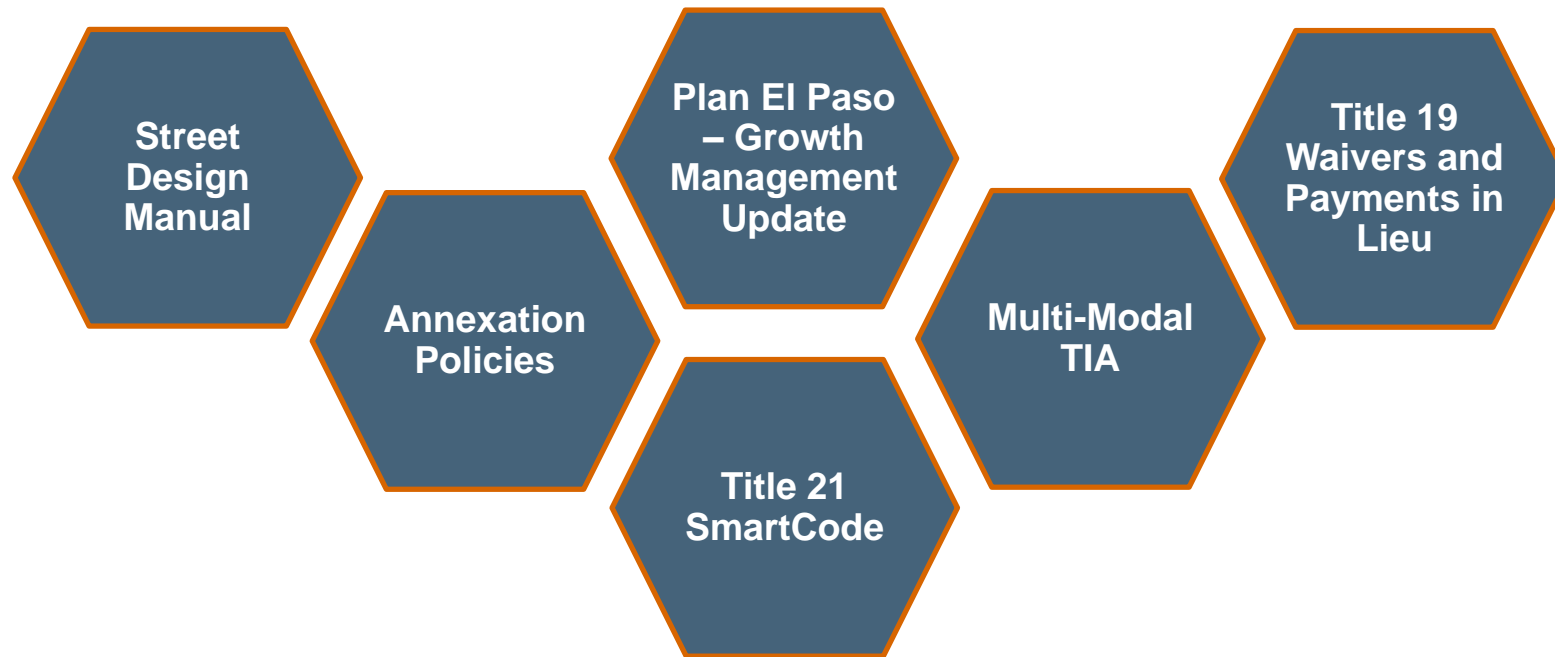


September



Requested Action

- Acceptance of Eastside Master Plan and direction of staff to implement the recommended growth management strategies.
- Addition of Representatives from Districts 3,5,6 and 7 to the Eastside Policies Cross Functional Team.





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



Values

Integrity, Respect, Excellence, Accountability, People