



Infill Policies

Cross-Functional Team Charter

Strategic Plan

- **Goal 1:**
 - Cultivate an environment conducive to strong, sustainable economic development
- **Goal 2:**
 - Set the standard for a safe and secure City
- **Goal 3:**
 - Promote the visual image of El Paso
- **Goal 7:**
 - Enhance and sustain El Paso's Infrastructure Network
- **Goal 8:**
 - Nurture and promote a healthy, sustainable community

- **Activate targeted (re)development (2.0):**
 - Medical Center of the Americas/Alameda
 - Reimagine Cohen/Angora Loop/Northeast Parkway
 - Five Points
 - Airport Development
 - High priority corridor development plans
 - Infill growth strategies
 - Parking strategies
 - Disposition of City-owned properties
- **Expand Downtown revitalization/redevelopment to include:**
 - Streetcar corridor vibrancy (2.0)
 - Convention center renovation
 - Parking management plans
 - Uptown

- **Implement improvements and activate programming that support and promote multimodal transportation (2.0)**



Infill Policies Cross Functional Team

- **Purpose:** Evaluate policies and ordinance changes related to infill development including land use, multi-modal transportation, and adaptive re-use of existing buildings; strategies/plans for PSB land use based upon research and data from Eastside Master Plan, Comprehensive Plan, Open Space plan; and other relevant documents and studies in alignment with our Strategic Plan.
- **Role:** Review the various policies proposed in the Downtown/Uptown Plan, Alameda corridor plan and subsequent plan studies to provide staff and City Council with recommendations on implementable infill development strategies.
- **Outcomes:** New Policies and code language aimed at addressing the City's outward growth, incentivizing infill development and the improvement of the existing built environment in the City's core.



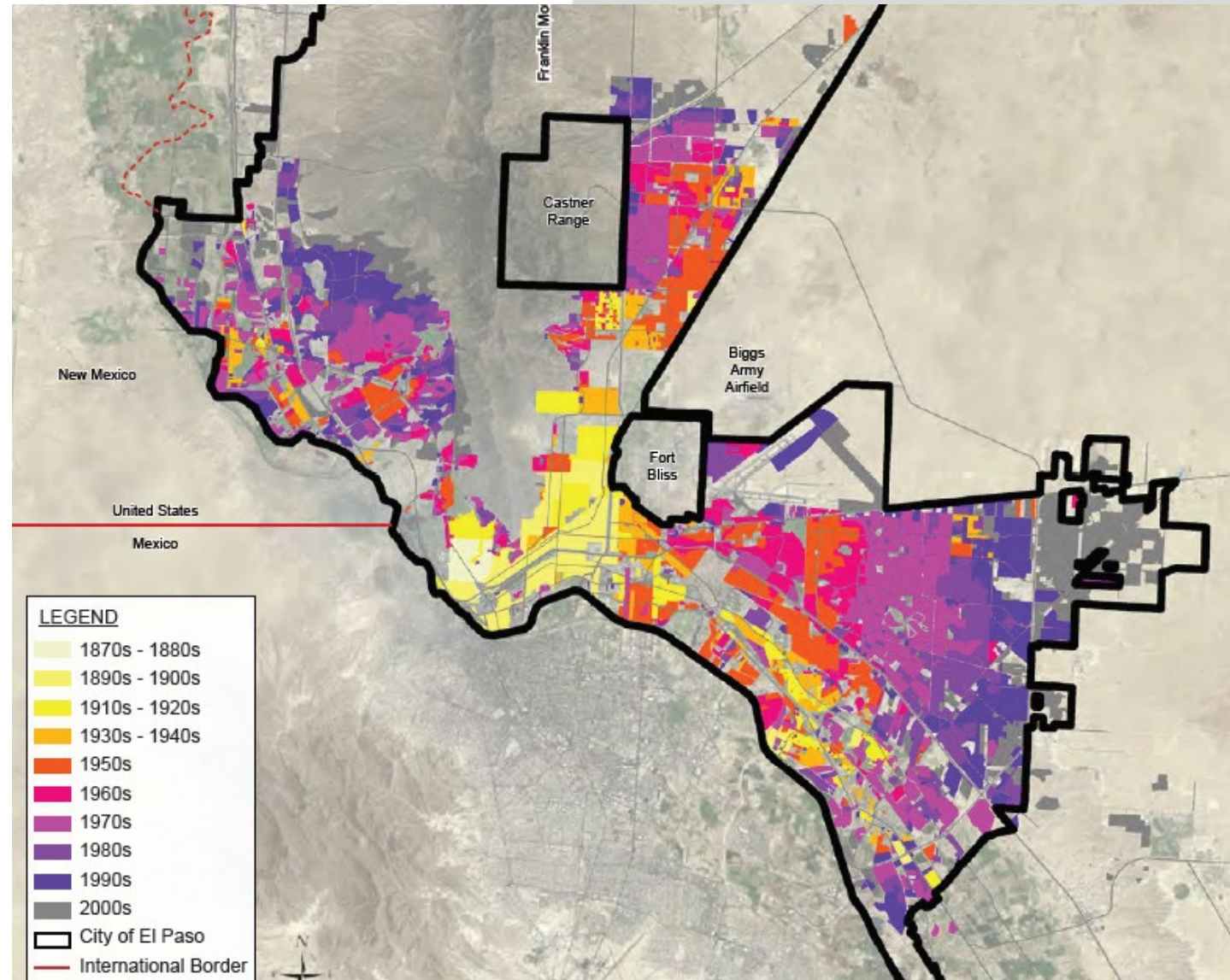
Problem

- As identified by East Side Master Plan, Outward growth is currently unsustainable
- Infill development is the solution to this problem
- Infill has not been occurring in targeted areas
- Incentive policies not aligning with development goals
- Transit corridors have not been capitalized on



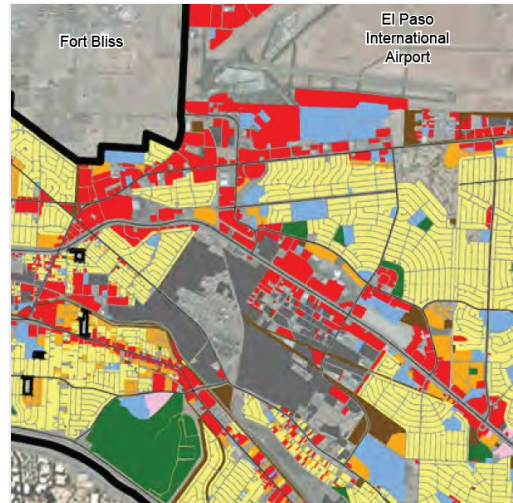
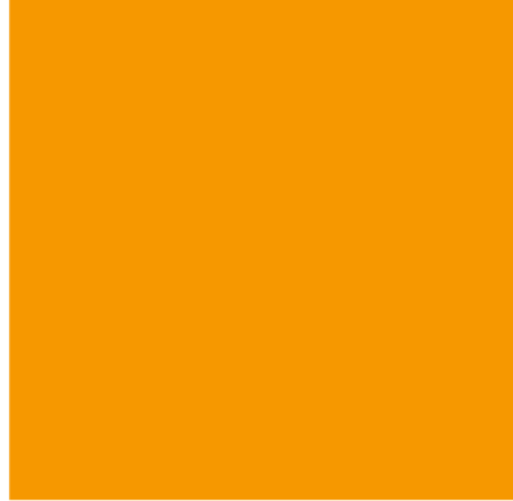
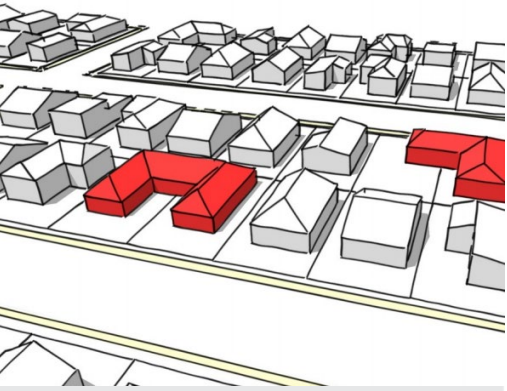
Outward Growth

- New development occurring on the fringes
 - High population growth in low density areas
 - Lack of connectivity
 - Lack of services
 - Costly extension of infrastructure



Infill Development Hindrances

- Land Use
- Density and Dimensional
- Incentives
- Building Code



Current Incentive Policies

- Broad areas of applicability; not targeted
- In some instances, too flexible, too rigid, or not descriptive enough
- Design standards not clear as well as unclear objectives

Addressing the Problem through:

Land use

- Diverse Permissible Uses

Transit Oriented Development

- Targeting Transit Corridors

Zoning Regulations

- Dimensional Standards
- Density

Building Code

- Existing Bldg. Code
- Code Amendments

Incentives

- Aligning Economic incentives
- Target areas



Land Use

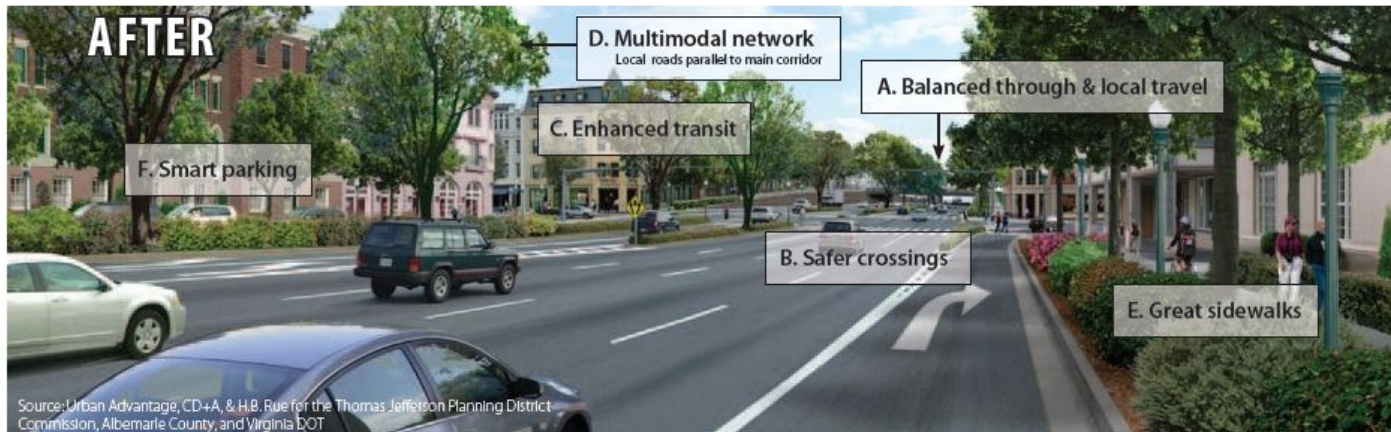
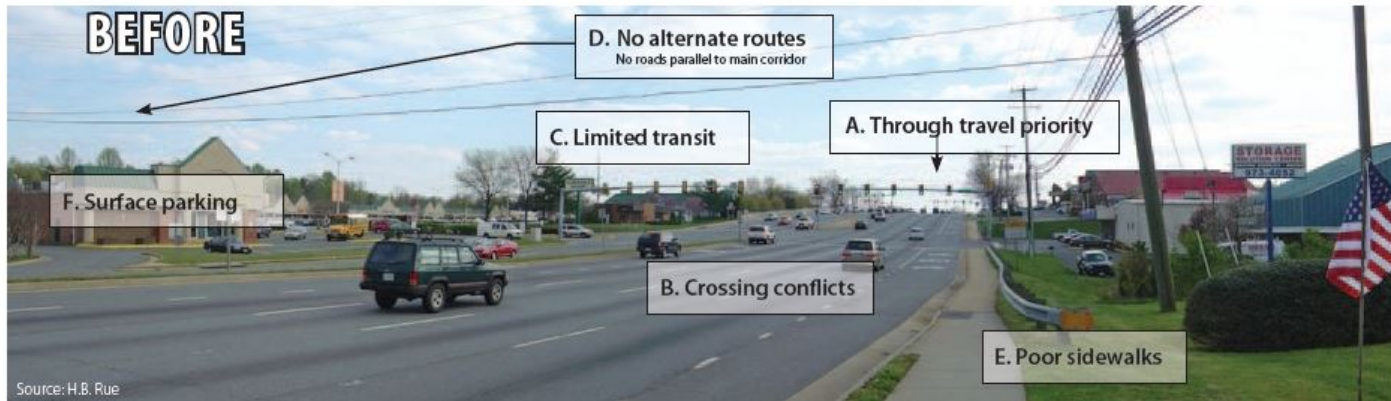
- Encourage a mix of uses
- Update Supplemental Use Regulations
- Small Area plans to provide guidance



Incentives

- Incentivize development that address the needs of the area
- Update requirements to concentrate development
- Provide guidelines that include design standards

Transit Oriented Development - Corridors



Zoning Regulations



Density and dimensional standards

- Smaller lot sizes
- Reduced Setbacks
- Increase in Density



Legal non-conforming regulations



Table of Permissible Uses

- Mix of uses



Parking regulations

- Parking maximums
- Remove parking minimums



Transit Oriented

- Support transit
- Multi-modal roadways

Public Outreach and Coordination

- Infill Policies Cross Functional Team:
Representatives from Districts 1, 2, 4 and 8
 - Will help guide messaging and information efforts
 - Be proponents of policy recommendations
 - Will address community questions, challenges and issues with infill practices and policies
- Partners
 - DMD, TIRZ, Economic Development



Public Outreach and Coordination (cont'd)

- Public virtual meeting for feedback on TOD, land use, density, dimensional & design standards, building code & incentives through plan studies:
 - Alameda Corridor Plan
 - Dyer Corridor Plan (District 4)
 - Downtown/Uptown Plan
 - Five Points Area Plan (District 2)



Schedule (tentative)

Alameda Corridor Plan

- Kickoff Mar. 2021
- Completion Winter 2021
- Adoption Spring 2022

Downtown/Uptown plan

- Kickoff Spring 2021
- Completion Spring 2022
- Adoption Summer 2022

Dyer Corridor Plan FY2022

Five Points Area Plan FY2022

CFT to provide Feedback on Policy Recommendations:

Land use

Transit
Oriented
Development

Zoning
Regulations

Building
Code

Incentives

Mission

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

Values

Integrity, **R**espect, **E**xcellence,
Accountability, **P**eople

Vision

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