

# CID Planning

Active Plans Update

September 28, 2022



# Planning Studies Overview

## Planning As A Priority

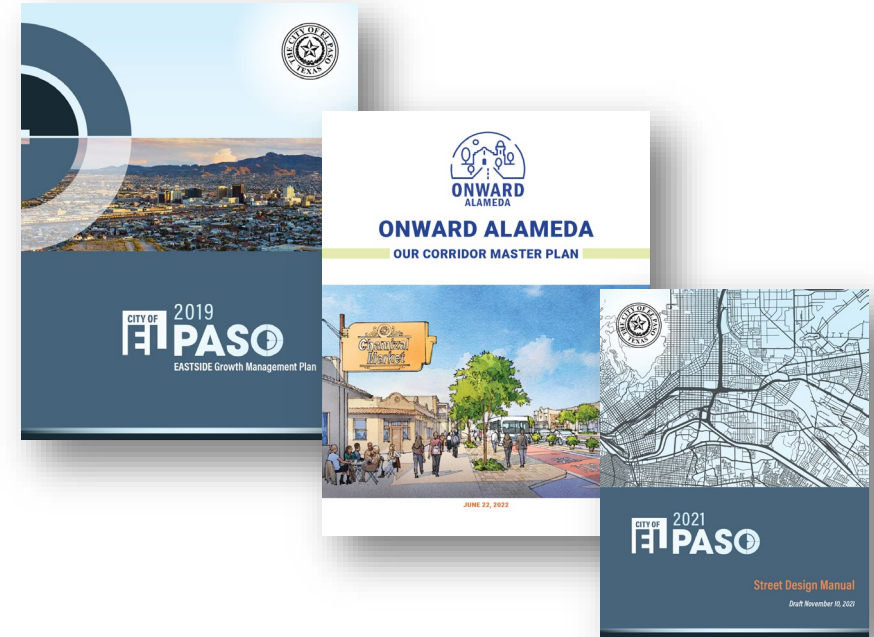
- Since 2018, City Council has allocated **more than \$5 million** for **15 Planning Studies**.

## Varying Scales: Facilities and Small Areas

- Planning studies vary in scales, **from individual facilities to neighborhoods**.

## Setting the Vision and Coordinating Investment

- Planning Studies help to collaboratively **develop a vision** for areas of the city and facilities to help **identify and prioritize public investment** and **develop policies** to implement the vision.





## 1.1

### Stabilize and expand El Paso's tax base

- Complete renovation of Camino Real Hotel; Multipurpose Cultural and Performing Arts Center construction underway with parking solutions identified
  - Investment in Downtown historic structures
  - Complete comprehensive livable wages review
- 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
- Establish a support mechanism for resilient development practices for private sector projects across El Paso

# Strategic Planning Informs Capital Planning Priorities

- Expand the investment and beautification of street infrastructure (2.0)
  - Streets resurfacing
  - Streets reconstruction plan
  - Most-traveled streets program
  - Citywide aesthetics program (trees, medians, etc.)
  - Comprehensive Green Infrastructure Plan
  - Entryway and wayfinding

## 7.5

### Set one standard for infrastructure across the city

- Establish Eastside and Mission Valley Growth Plan and begin implementation and complete Comprehensive Master Plan update

# Current Planning Efforts

## Area Plans

Alameda Corridor  
Downtown/Uptown  
Eastside Master Plan  
Union Plaza Revitalization Strategy

## Facility Plans

Alley Activation:

- Trost Court
- Uptown/Cincinnati

Five Points Sun City Lights

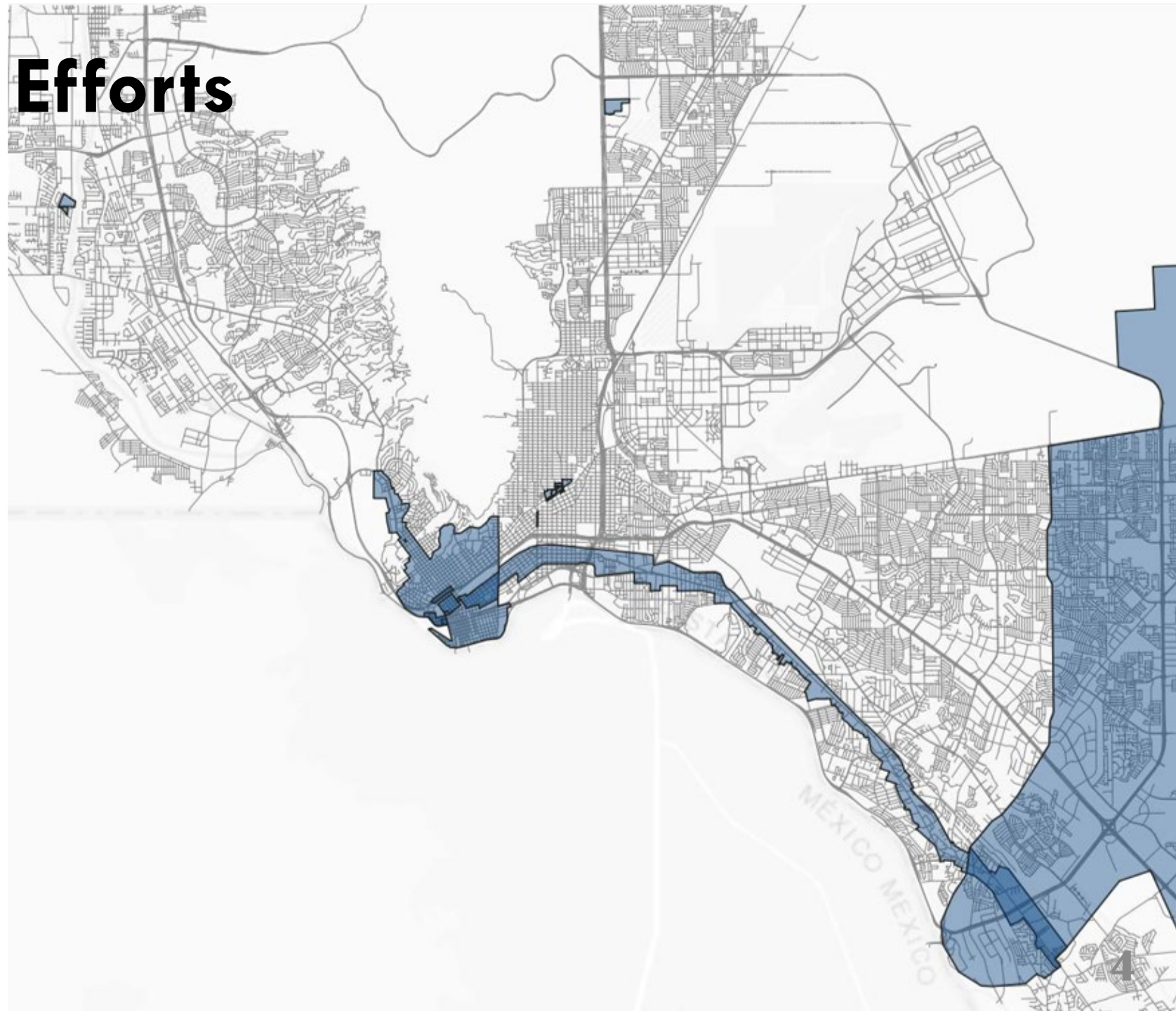
Mary Frances Kiesling Park Study

Memorial Park Study

Montwood Extension Land Use Plan

MPC Feasibility

Vision Zero



# Recently Adopted Plans

Implementation Phase

# Eastside Master Plan

**Adopted February 2021**

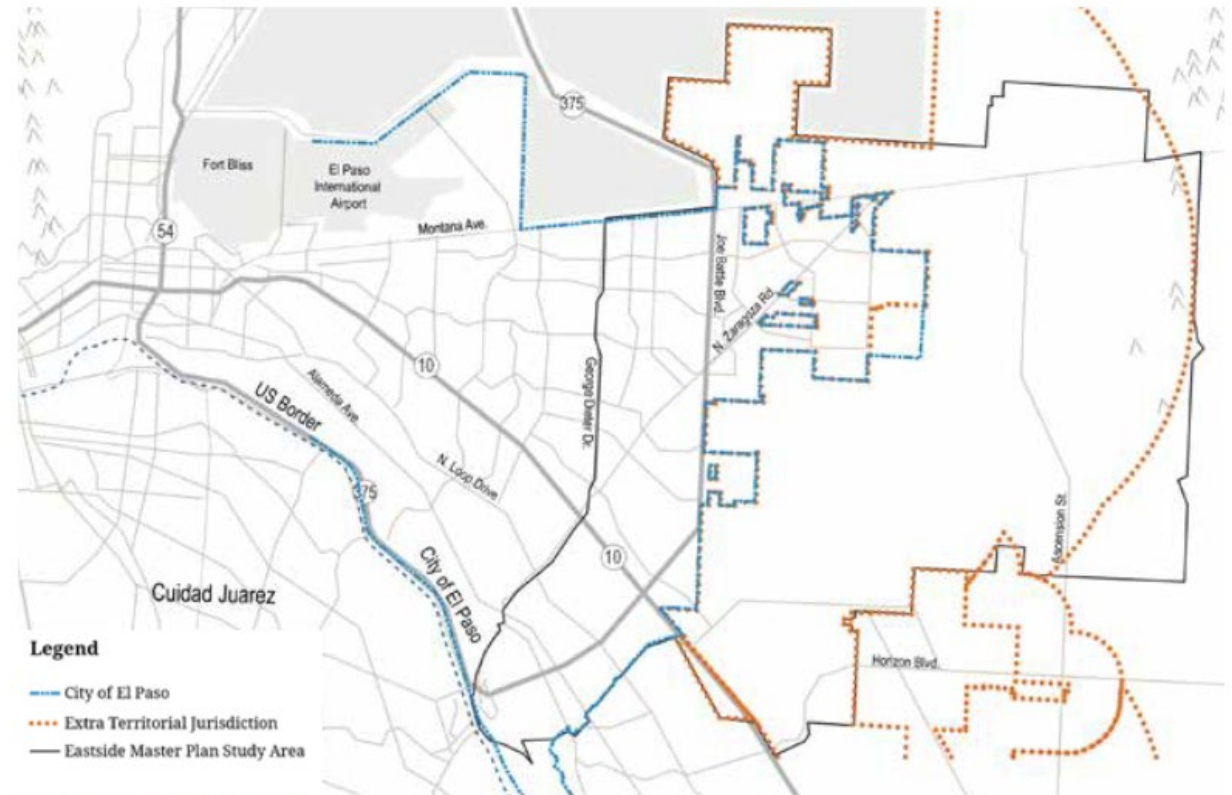
*The Eastside Master Plan was developed to identify capital needs within the study area and to develop policies to ensure private development pays its fair share.*

## Implemented Strategies and Projects:

- Eastside Master Plan CFT
- Street Design Manual
- Title 21 (SmartCode) Text Amendments
- Major Thoroughfare Plan Update
- The Beast, Phase 2
- Eastside Regional Command
- Fire Station 38

## Upcoming Milestones (FY2023):

- Plan El Paso Growth Management Chapter
- Traffic Impact Analysis Code Requirements
- Fee-in-Lieu of public improvements



*Figure 1.1 Study Area Map*

Source: Stantec Consulting

## Eastside Master Plan by the Numbers:

- **12** community meetings
- **7** strategic code & policy amendments
- **\$250M+** of capital investment project identified (2018 \$'s)



# Onward Alameda Corridor Plan

## Adopted June 2022

*Onward Alameda was developed to create a long-term vision for the communities surrounding Alameda Avenue. The plan establishes a vision for future investments in the area and a regulatory framework to promote transit-oriented development.*

## Recommended Strategies and Projects:

- Low cost/high impact Street Improvements
- Increasing Mass Transit Ridership
- Tiered Investment Strategy
- Green Infrastructure
- Increased Residential Density/Mix Uses

## Next Steps

- TOD Framework
- Green Infrastructure Design Standards
- Automotive Use Regulations/Design Standards

## "Onward Alameda" By The Numbers

- 14.5-Mile-long Study Area
- 330 Virtual/In-person meeting attendees
- 6 Focus Areas
- 15 public engagement meetings
- 11 Identified Catalyst Projects



An aerial photograph of a city, likely San Antonio, Texas, showing a dense urban area with a mix of low-rise and mid-rise buildings. In the background, a large, rugged mountain range is visible under a clear sky. The text "Downtown Focus" is overlaid in the center of the image.

# **Downtown Focus**



# Why Downtown?

- Commercial, cultural, and education exchange
- Center of Tax Base
- Iconic Architecture
- Cultural Assets
- Community Identity
- Major Employment Center
- Geographic Center
- Convergence of Transportation Systems

\* The study area was determined as a result of a crowd-source boundary tool.

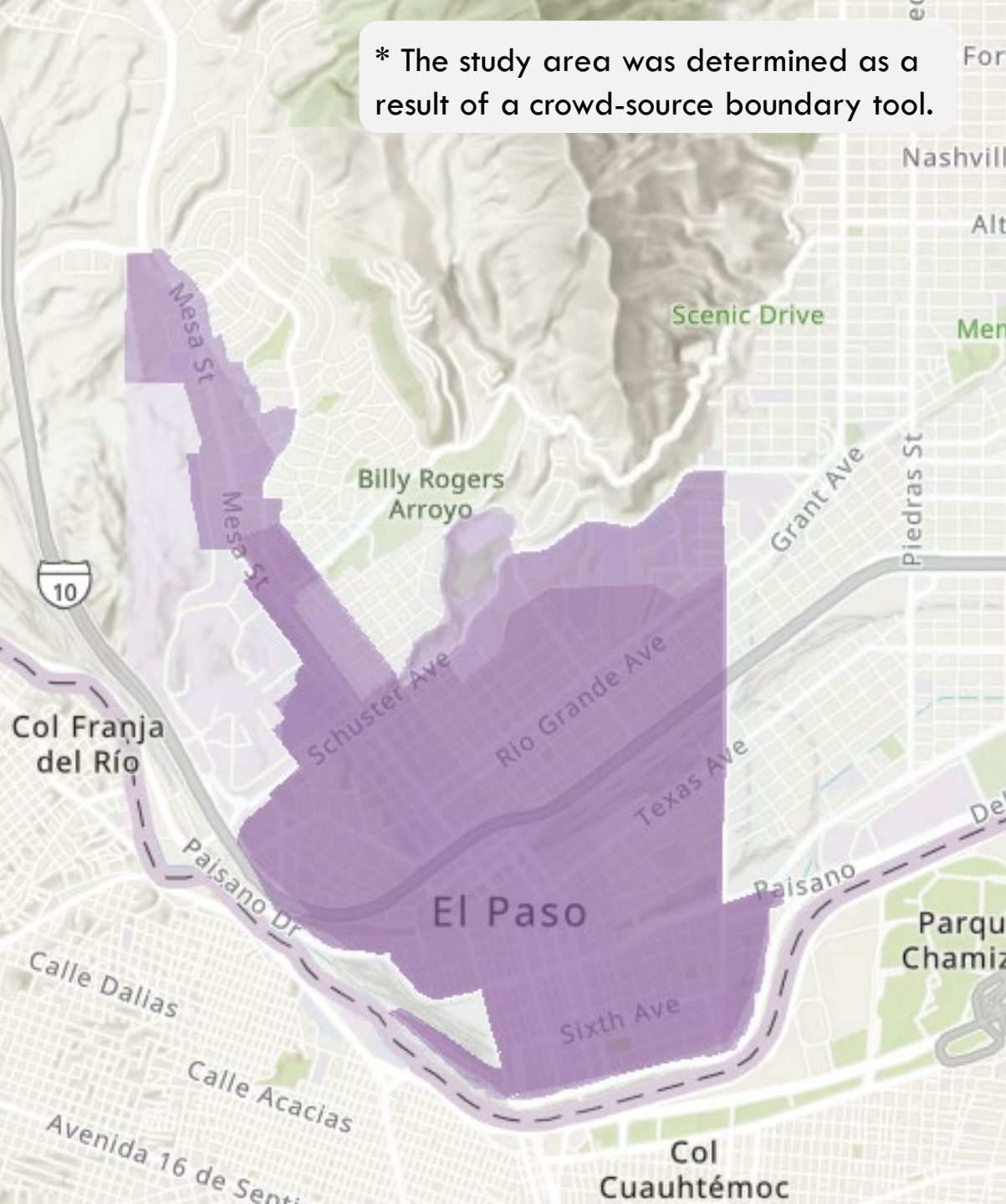
# Downtown Uptown

## Key Findings:

- Downtown and Uptown has the potential to capture **6,600 residential units over the next 10-years.**
- Mobility data indicates that trips to and from the study area were stable when comparing pre and post-COVID trips. The major shift can be found in trip purpose, which **changed from primarily work trips (pre-COVID) to shopping and recreation (post-COVID).**
- Development strategies focus on four types:
  - **Realize,**
  - **Transform,**
  - **Enhance,**
  - **Reinforce.**
- Adoption of development strategies will inform implementation and public investment strategies.

## Major Milestones and Strategies

- Completion of a residential, retail and office market assessment used to inform context-specific development strategies, incentives and zoning/building code changes.



## PROGRAM SUMMARY

### PROGRAM

	Current Market	Break Even (no land cost)	Break Even (w/ land cost)
Multifamily - 5-Story Stickbuilt	200	200	200
Unit Size (sf)	850	850	850
Monthly Rent Per Unit	\$1,530	\$1,700	\$1,785
Rent per Square Foot	\$1.80	\$2.00	\$2.10

## COST SUMMARY

### DEVELOPMENT COSTS

	Current Market	Break Even (no land cost)	Break Even (w/ land cost)
General Hard Costs	\$36,924,699	\$36,924,699	\$36,924,699
General Soft Costs	\$7,666,789	\$7,685,491	\$7,715,279
<b>Total</b>	<b>\$44,591,488</b>	<b>\$44,610,190</b>	<b>\$44,639,978</b>

## VALUE SUMMARY

### STATIC METHODOLOGY

	Current Market	Break Even (no land cost)	Break Even (w/ land cost)
Residual Value per Sq. Ft. of Land	-\$30	-\$1	\$13
Land Value per Unit	-\$30,471	-\$642	\$13,671
Residual Land Value as % of Total	-15.8%	-0.3%	5.8%

# Market Assessment

## Key Findings:

- More households are necessary Downtown to support services, such as a grocery store.
- Target market rate rents to support Downtown Housing are approximately \$2/SF.
- Without subsidy, there is approximately a 16% feasibility gap.

## Next Steps:

- Identify zoning and building code amendments that can reduce development costs and support market rate housing.
- Develop new incentive policies that can close development feasibility gaps.



# Infill/Code Implementation



Infill Lots in Uptown along Streetcar Corridor burdened by parking requirements and density limits of the city's existing zoning ordinance have remained vacant.

## Seeks to implement:

- Infill Policy (Adopted 7-19-2022)
- Alameda Corridor Plan (6-22-2022)
- Housing Strategy (Adopted 10-01-2019)
- Downtown-Uptown (Currently Under way)

## Upcoming Milestones:

**Fall 2022:** Stakeholder Interviews

**Winter 2022/Spring 2023:** Code Audit

**Summer 2023:** Targeted Code Amendments Phase 1

**Fall 2023:** Targeted Code Amendments Phase 2

# MPC Feasibility Study

## Preliminary Assessment

### Key Findings:

- Young Population is strong base for entertainment events
- There is a gap in the market for a modern, 8,000-10,000 seat facility
- Comparable benchmarking points to two facility types to further analyze:
  - Arena
  - Hybrid Facility
- Both facility types offer opportunities for adaptive reuse of existing bldgs.
- Promoter Feedback:
  - Strong market - need for a new venue
  - Limited market competition
  - Ideal tour routing
  - Potential market reach into Juarez/Chihuahua



## Work Completed:

- 2 Steering Committee Work Sessions
- 2 Public Meetings
- Vision & Guiding Design Principles
- Local Stakeholder interviews
- Preliminary Market Assessment/Existing Bldg. Report

## Next Milestones:

- Economic & Fiscal Impact Analysis
- Building Program Recommendations
- Funding Analysis
- Final Existing Building Report
- Master Plan
- Final Cost Estimate

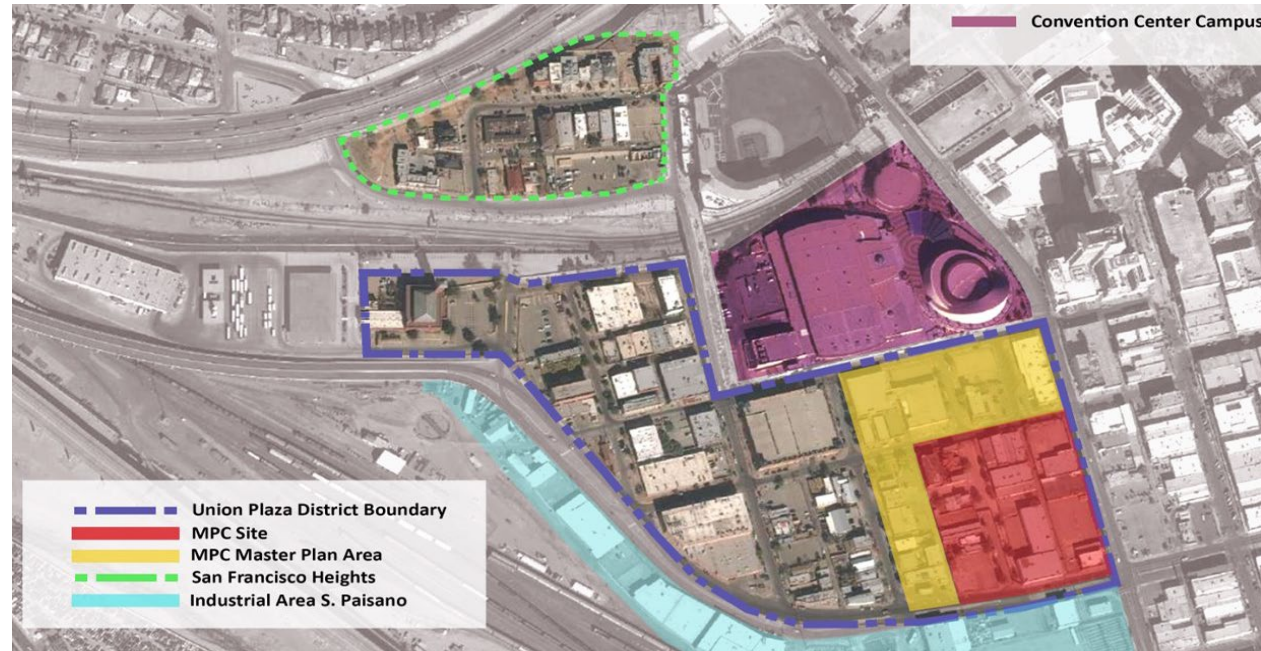


# UP Revitalization Strategy

IN PROGRESS



A comprehensive **Action Plan** to revitalize the Union Plaza District to create a vibrant mixed-use neighborhood, that is connected to all other areas of investment and contributes to overall economic growth and Quality of Life Downtown.



## PRELIMINARY ASSESSMENT

- Existing Building Inventory
- Public Engagement - Property owners & A/E professionals
- Market Study (through MPC)

## BRANDING & IDENTITY

- From Entertainment to Traditional Neighborhood Development

## PUBLIC INVESTMENT/POLICY STRATEGY

- Housing/Parking/Incentives
- Public Investment Opportunities

## CONVENTION CENTER CONNECTION





# Downtown Street Tree Master Plan

*“Increase tree canopy 50% by 2030”*

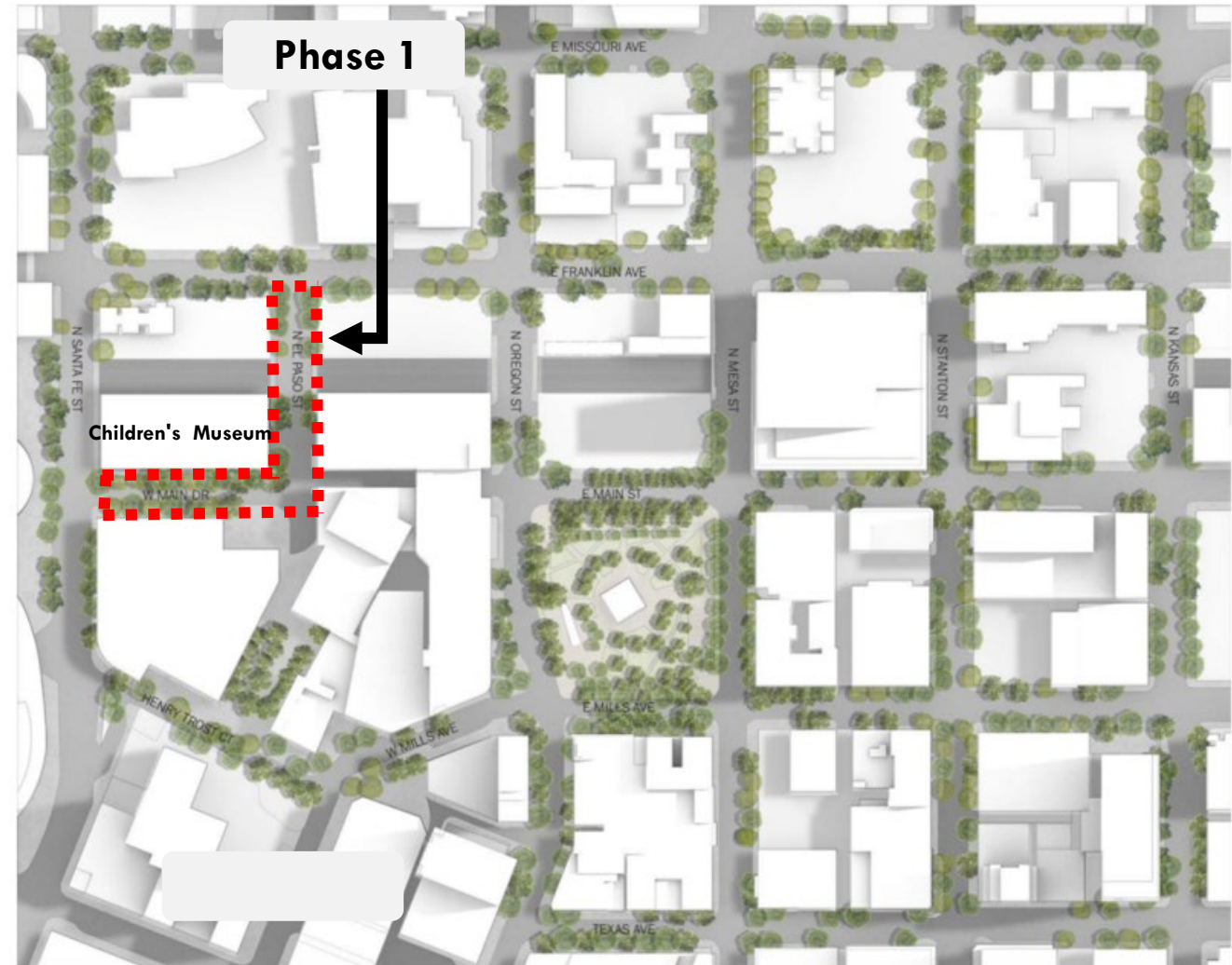
The El Paso Tree plan is intended to establish the vision and provide strategies necessary to increase the urban canopy, create comfortable pedestrian environments, and implementing green infrastructure strategies. Trees are critical **infrastructure** that improve our quality of life.

## Proposed Implementation:

- **Replace 103 trees**
- **Plant new trees: 237 = 78% increase**
- Uniform Aesthetics, Addressing Heat Island effect, Urban resiliency, **Tree Equity**
- Increased Walkability and Quality of Life

## Upcoming Milestones

- Design Services Phase 1 Implementation  
El Paso St. And W. Main St.



# Alley Activation: Trost Court



**Location:** Downtown Trost Court

## Project Goals:

Provide **pedestrian design elements** and ADA compliance in order to create an **activated pedestrian network** utilizing the existing street that can enhance the entry to Downtown and enable pedestrian **connectivity** between neighboring facilities.

**Gateways** serve as important urban design elements that welcome residents and visitors to a community, **define the boundaries** of a community, and contribute to the overall identity of a community through **placemaking**. Alleys offer the opportunity to activate streets, feed its vibrant arts culture, draw people to local business and improve infrastructure.



**Design: Completed**

## Upcoming Milestones

- Construction Spring 2023
- Construction Cost: \$263,000.00



# Alley Activation: Uptown/Cincinnati

**Location:** Alley between Cincinnati St. & Robinson St.

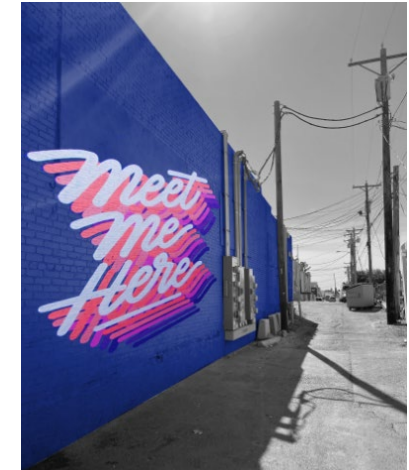
## Project Goal:

Turning alleyways into **active pedestrian passages**. The design improvements to beautify this alley to make it more inviting and **walkable space for pedestrians** and maintain adequate space for vehicular travel for those who still need access through the alley. The intent of this phase of alley activation is to allow for safe pedestrian movement through this pathway, while also allowing for vehicular movement as well, and to create an overall enhanced pedestrian circulation network that can be improved through phases over time. **Alley activation turns utilitarian, underutilized spaces into unique amenities that support businesses and neighborhoods.**

**Design :** Completed

## Upcoming Milestones

- Construction Spring 2023
- Construction Cost: \$194,000.00



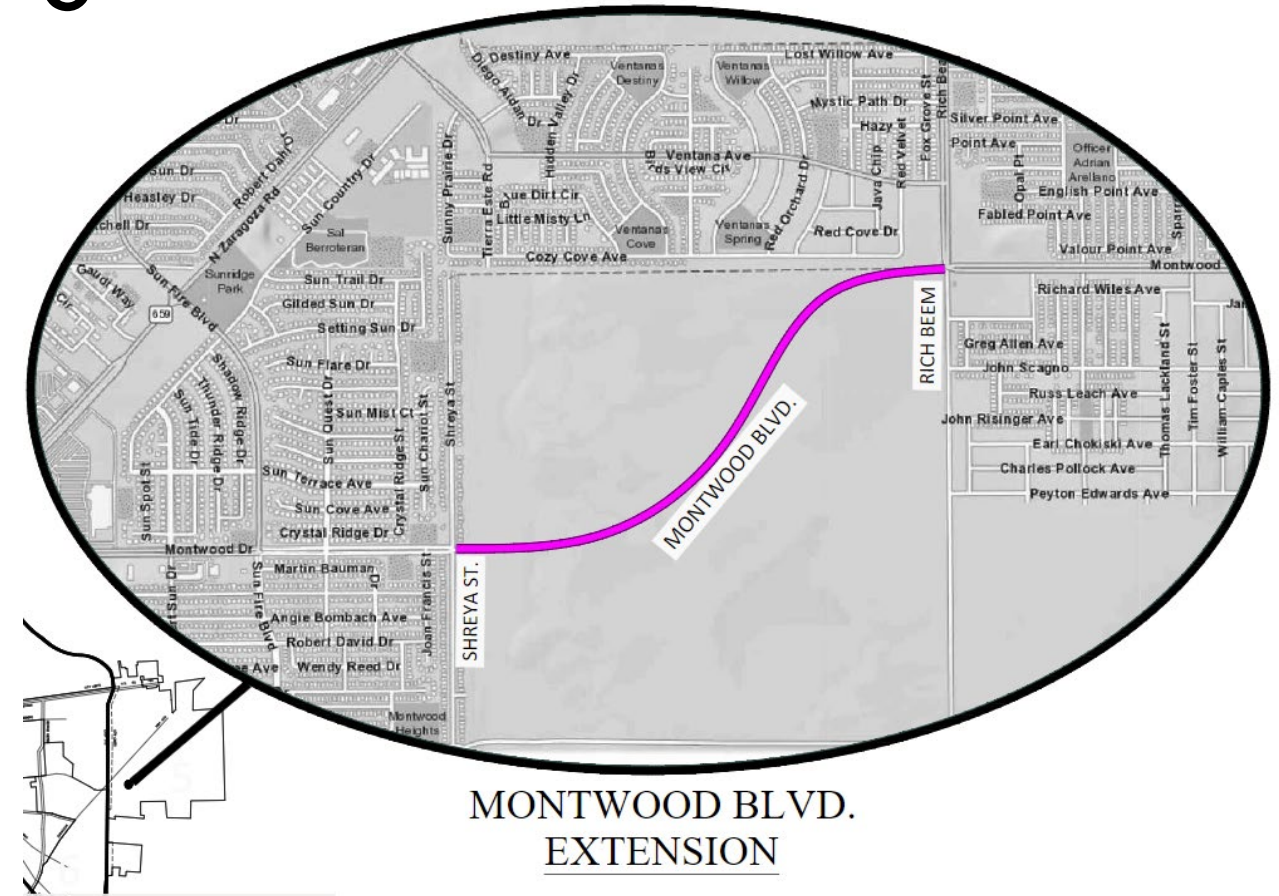


# Facility Focus

# Montwood Extension Design and Land Use Plan

*Developing the design and land use recommendations for surrounding development and public facilities as part of extending Montwood Dr.*

- Joint study between the City and County;
- Design alternatives for Montwood Blvd.;
- Explores feasibility of annexation;
- Identifies other necessary public facilities; and
- Recommends appropriate land uses and design standards to support the project.



*On December 14, 2021, the City Council directed the City Manager and staff to develop a plan with El Paso County and affected property owners and return to the City Council with recommendations in order to facilitate the development and extension of Montwood Dr.*

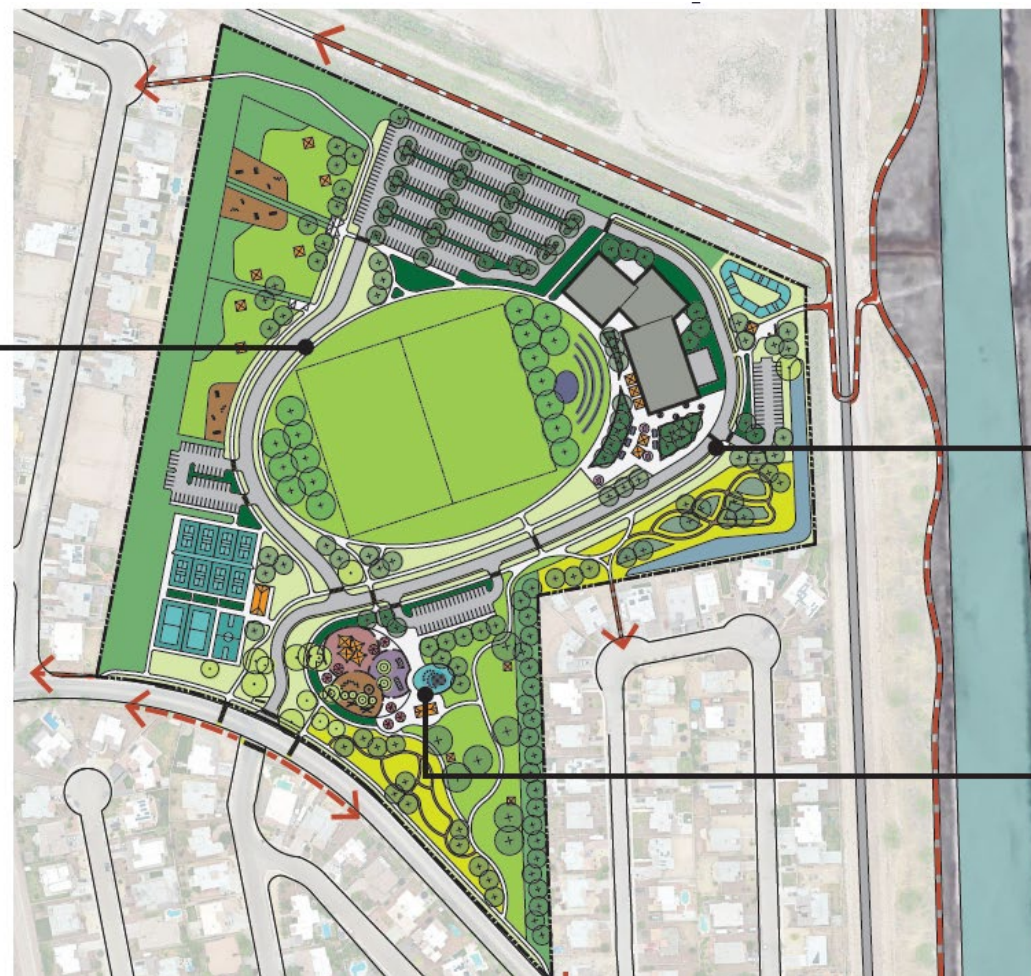
# Mary Frances Kiesling Master Plan

Community-led design process focused on modernizing an underutilized park.

## Engagement to Date

- 4 Stakeholders Meeting  
Neighborhood Associations  
Steering Committee
  - 2 Public Open House
  - 2 Online Surveys
  - 2 Online Mapping surveys
- 
- **Implementation**
  - Design Completion: October 2022
  - Construction Budget: TBD

**NORTHWEST PARK:**  
- CENTRAL LAWN  
- AMPHITHEATER  
- PARKING  
- DOG PARKS



**NORTHEAST PARK:**  
- COMMUNITY  
CENTER  
- PLAZA  
- BIKE FACILITIES  
- GARDEN SPACE

**SOUTHERN PARK:**  
- PLAY  
- GATHERING  
- SPORTS

## Community Engagement Results

 **3,000+** **1,300+**  
POINTS OF FEEDBACK

**1100+**  
VOTES ACROSS  
ENGAGEMENT PROMPTS



**250+**  
ONLINE MAP  
COMMENTS



**50+**  
IN-PERSON CONCEPT  
COMMENTS





# Memorial Park Master Plan

*Revitalizing an historic park utilizing a community-led design process focused increasing park visitation and improving connectivity.*

## Community Engagement Results



**2,000+**

**1,400+**

POINTS OF FEEDBACK

**1100+**

VOTES ACROSS  
ENGAGEMENT PROMPTS



**200+**

ONLINE MAP  
COMMENTS



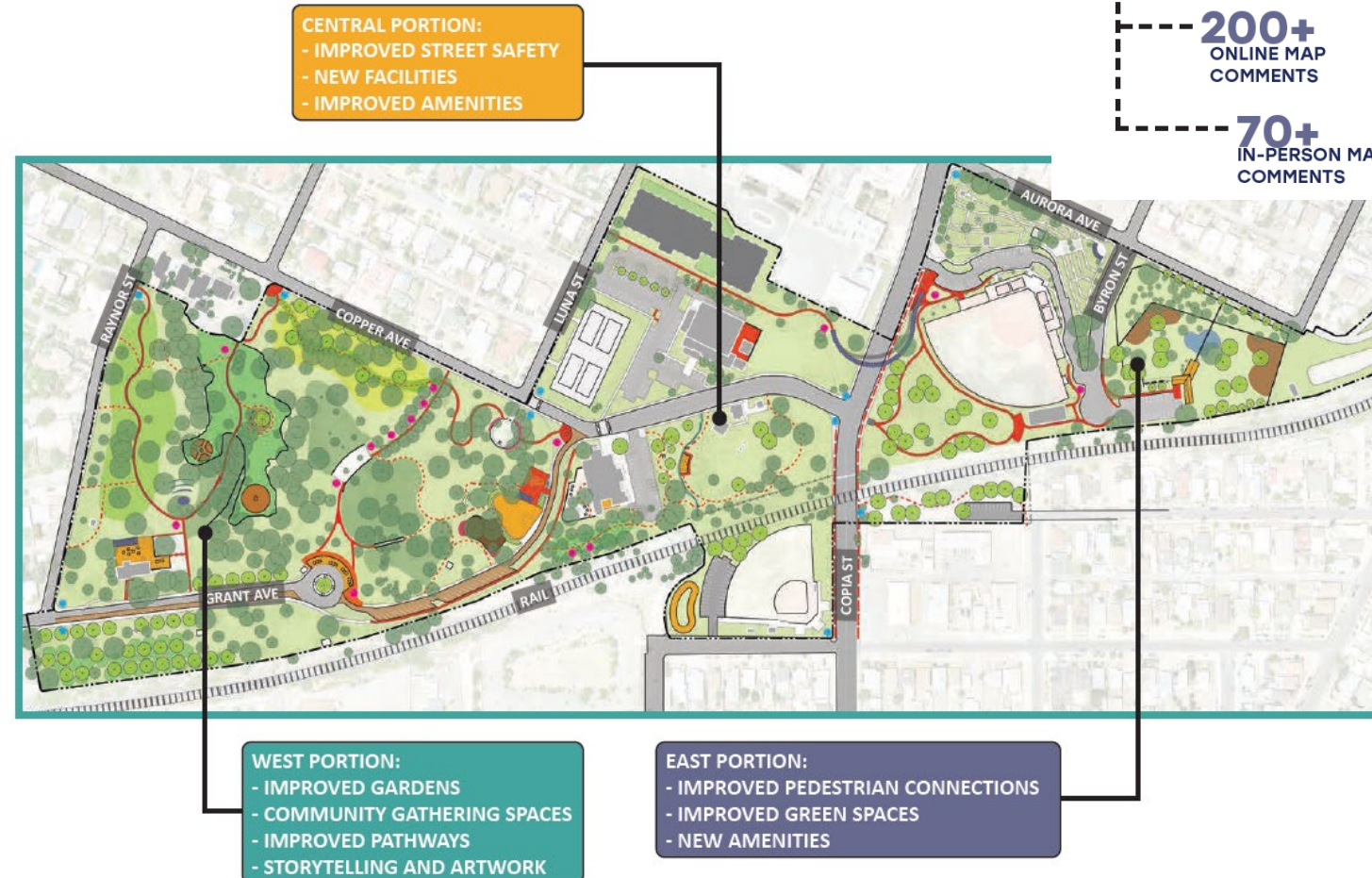
**70+**

IN-PERSON MAP  
COMMENTS



## Engagement to Date

- 4 Stakeholders Meeting  
Neighborhood Associations  
Steering Committee
- 2 Public Open House
- 2 Online Surveys
- 2 Online Mapping surveys
- In person Intercept Interviews
- **Implementation**
- Design Completion: October 2022
- Construction budget: TBD



# Sun City Lights – Five Points

*Placemaking in El Paso's historic Five Points Neighborhood*

## Implementation

Next Steps: Design Services Winter 2022

Construction Budget: \$1,244,000.00

## Project Goals & Key Objectives

- **Reducing 4 travel lanes** including turning lane to two lanes with a dedicated left turn center lane and introducing on-street parking on both North and South bound sides.
- **Widening of sidewalks** to include accessible travel space and outdoor seating areas, and **landscaped parkway with street trees**, enhancing parking along Piedras.
- Dark sky compliant **pedestrian-scaled street lighting**, increased pedestrian lighting for safety and visibility.
- **Curb extensions** at intersections and potentially midblock
- **Paver crosswalks** with sensor-activated embedded LED lights
- **Landscaped planters** and urban furniture (fixed seating and garbage bins, bike racks, wayfinding, signage etc.)
- **Interactive placemaking/gateway located at right-of-way median.** Lighting installations that will offer an opportunity for direct physical interaction with the built environment, contributes to the overall identity of a community, collaboration with MCAD.
- Low impact design elements and green infrastructure for **stormwater management**.
- **Complete Streets amenities** where feasible and appropriate.



BEFORE



AFTER



# Vision Zero Action Plan

## Plan Focus:

- Reduce/eliminate traffic fatalities and serious injuries
- Crashes, not accidents - Preventable
- Proactive not reactive

## Engagement to Date

- Kickoff Meeting 9-17

## Expected Outcomes

- Realign transportation and mobility programs with **multimodal safety as a priority**.
- Publicly-available **high injury network safety dashboard**.
- Intersection Safety & traffic calming **design toolkits**
- **10 site specific** conceptual design interventions
- FY23 **Safe Streets 4 All Grant** Readiness

IN PROGRESS



Sept 27 Kickoff Event @ Tom Lea Park:



# **Forthcoming Studies**

# Comprehensive Plan

- Focuses on updating *Plan El Paso*
- Overarching theme of update will revolve around:
  - Housing affordability
  - Equity
  - Enhancing mobility
  - Fiscal-based development and City service standards

## Major Milestones:

RFP Scheduled to be released in Winter 2023

## CITY OF EL PASO, TEXAS COMPREHENSIVE PLAN

YSLETA EASTON **NORTHEAST** MISSION VALLEY AUSTIN HIGH SCHOOL  
 PLACE SAN JACINTO PLAZA NORTHGATE  
 PIEDRAS DRIVE RIM ROAD NEIGHBORHOOD MADELINE DRIVE MUNDY PARK  
 BURGESS HIGH SCHOOL SUNSET HEIGHTS **WESTSIDE** JACKSON  
 ARROYO PARK HUECO TANKS STATE PARK CORK  
 FRANKLIN MOUNTAINS **PLAN EL PASO** PARK TOM LEA PARK  
 CATHEDRAL HIGH Loretto Academy  
 GRAND VIEW OREGON CORRIDOR SNOW HEIGHTS PARK KIDD FIELD  
**FORT BLISS** AMERICAS HIGH SCHOOL ALTHEA PARK KERN PLACE  
 HOUSTON PARK SUNRISE SOUTH RIDGECREST  
 BANDOLERO TARASCAS LOMAS DEL REY LAKEHURST FESTIVAL HILLS  
 FALCON HILLS RIVERBEND ROSEDALE **MISSION VALLEY** FARMS  
 HIGHRIDGE CRESTMONT PARK MESA HILLS  
 LAMBKA PARK BEAR **CENTRAL** RIDGE REMCON MONTOYA HEIGHTS

# Deck Plaza Feasibility

The Downtown Deck Plaza Feasibility Study will explore design concepts, market data, and costs to develop alternatives and evaluate the fiscal impacts of potential I-10 deck coverings.

## Plan Focus:

- Market and economic impact-based development of I-10 Deck alternatives
- Cost and engineering-based feasibility assessment
- Environmental analysis and Schematic design

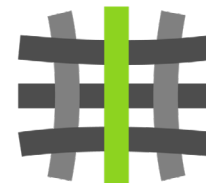
## Progress

- Procurement @ 90%
- Negotiating SOW with most qualified respondent

## Expected Deliverables

- Preferred Alternative for deck design.
- Coordinated structural requirements for TXDOT coordination.
- Economic Impact Analysis of preferred alternative.
- Conceptual & Schematic Designs.
- Environmental Clearance.

FUTURE



DOWNTOWN DECK  
PLAZA FOUNDATION



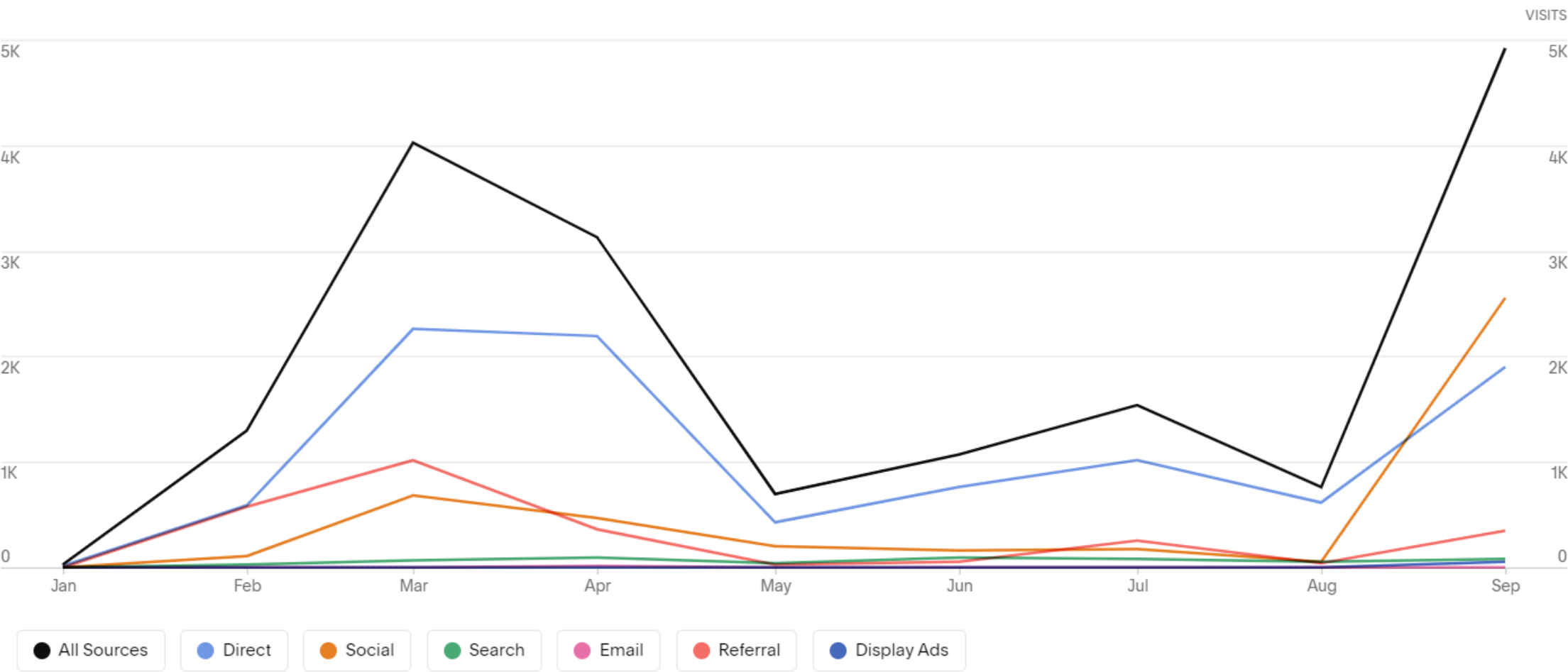
# Traffic Analysis Elev8ep.com



## Visits

Jan 1–Sep 23, 2022 • 17,437 Total

Monthly ▾



# Major Accomplishments



## Programs

### Completed

- Sun City Safe
- Complete Streets
- Citywide Equity Analysis
- 2022 Community Progress Bond
- High Priority Corridors

### Under Way

- UP Revitalization Strategy
- Alley Activation Strategy
  - Vision Zero
  - Sun City Lights

## Legislation

### Completed

- Cell Tower Ordinance
- Street Design Manual
- Major Thoroughfare Plan Update
  - Infill Policy
- Eastside Master Plan Adoption
- Alameda Corridor Plan Adoption

### Under Way

- Growth Management Chapter: Plan El Paso
- Fee in Lieu of Public Improvements
- Traffic Impact Analysis Updates
  - Infill Policy Implementation

## Outreach

**15** Studies completed or underway

**50+** community meetings

**5,000+** residents engaged

**84,000+** Acres of Study areas

# Planning – On the Ground

Elev8EP

Sun City Lights

- Kern Place
- Paseo de Las Luces
- Piedras Restriping

RAISE Grant – Deck Plaza Feasibility Study

MACC

The Beast – Eastside Regional Park

NIP Round 5

Fire Station 38

Eastside Regional Command Center

Cohen Redevelopment

Children's Museum – Main Street Improvements

COVID Clinics – Equity Atlas

