PROJECT REGENERACIÓN

A COMMUNITY-GENERATED PLAN FOR THE RESTORATION OF DURANGUITO

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Most of the buildings in Duranguito's Chihuahua and Overland streets date back to the early 19th century. Each one of these buildings tell a rich and fascinating story of the birth of modern day El Paso, where immigrants from all over the world made their homes. The area houses several of the city's most historic buildings, including the last surviving edifice of the El Paso's early Chinese community, Victorian-era homes constructed in the late 19th century by prominent fronterizo families, and a 1930 firehouse designed by famed architect Henry Trost.

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REIMAGINING DURANGUITO

- "Old Town Duranguito:" A Global Border Heritage Corridor.
- Respect, restore and promote our City's historical treasures and architectural roots.
- Real progress and quality of life includes everyone.
- Prevent economic displacement through policies that address gentrification concerns.
- Create meaningful places that connect us, not divide us.

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MEXICAN REVOLUTION MUSEUM

"It would be more economical to preserve historic treasures than to replace them with buildings of similar quality."

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CHINESE AMERICAN HERITAGE CENTER

"TO PROTECT, ENHANCE AND PRESERVE HISTORIC LANDMARKS WHICH REPRESENT IMPORTANT ASPECTS OF THE CITY, STATE OR NATION."

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- "To create a unique mixed-use environment with the provision of standards and guidelines designed to encourage the preservation of existing building architecture."

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FRANKLIN
XAS 1311

Encourage new commercial and live/work uses within historic districts to make them more economically viable and livable.

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ARTISTIC ALLEYS

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KINTSUGI ES EL ARTE JAPONÉS DE RESTAURACIÓN DE OBJETOS ROTOS CON EL USO DE ORO O PLATA COMO RESINA DE EPOXY. LOS JAPONESES CREEN QUE OBJETOS QUE HAN SUFRIDO DAÑOS ADQUIEREN HISTORIA QUE AUMENTA SU BELLEZA.

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A PLAN TO RESTORE HEAL & FORTIFY
BARRIO DURANGUITO

REGENERACION MISSION:

- To restore and preserve the historic & residential character of this working class family neighborhood
- To support residents' civic participation & advocacy for neighborhood needs

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MISSION continued

- To celebrate cultural traditions & events that honor the community's history
- To authentically restore and promote the historical and cultural features and assets to make them attractive to residents and visitors alike

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REGENERACION GOALS:

- Neighborhood residents will become engaged in civic activities to have a strong voice and participate in addressing neighborhoods needs

- Low income residential units and services which were lost due to 2012 bond plans and projects will be replaced

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PROPOSED NEIGHBORHOOD STANDARDS

- Neighborhood standards to be submitted to City Council for approval to inform/require new property owners of restoration and preservation standards and community needs
- City staff will be tasked with exploring economic development incentives such as tax abatements, tax credits, tax increment districts, including state & federal grants and other resources to recommend for implementation

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PROPOSED NEIGHBORHOOD STANDARDS

- 1. Rehabilitation of existing buildings suitable for low income housing to begin to replace the residential units lost since 2012

- 2. Due to its isolation, vulnerable population, and imposed disruptions, Duranguito should have its own community center with such services as a library, a variety of classes, activities and cooling/warming area.

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PROPOSED STANDARDS continued

- 3. New businesses should offer basic necessities & services such as a grocery store with fresh produce & healthy food, a laundromat, etc. (the only laundromat was replaced with an upscale bar)

- 4. Fair and accessible parking spaces for residents who own vehicles

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PROPOSED STANDARDS continued

- 5. Mitigation of traffic and noise during late night events and activities
- 6. Bars & restaurants to be limited to blocks west of Durango St. in lower south Duranguito
- 7. Enhancement of walkability, more frequent trash removal, creation of green spaces & a community garden

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THANK YOU!

- The information provided was derived from meetings with the residents and a door to door community survey which included an informal needs assessment.

- As our work is in its early stages, we will certainly learn of other conditions and needs. We hope to continue to provide the City with new information which will allow us to restore both the physical space and the community spirit.

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