Plan El Paso-The Coming Year

Downtown Chapter
Plan El Paso Goals

Goal 3.1: Improve Downtown’s streets until they become El Paso’s premiere public spaces.

Goal 3.2: Strive for the widest variety of activities Downtown to create a healthy mix of housing, working, shopping, cultural, and civic uses.

Goal 3.3: Accommodate private cars through careful placement of public and private parking facilities to supplement Downtown’s status as the best transit-served area and the most convenient location in the region.

Goal 3.4: As civic buildings are added, updated, or replaced, they will be integrated into El Paso’s original street network and other land uses rather than being isolated in large complexes of civic buildings.

Downtown Illustrative Plans
El Paso Ballpark Project

Construction Manager at Risk Selected for El Paso Ballpark

Jordan/Hunt, A Joint Venture
Background: Jordan/Hunt, A Joint Venture

- Offers established local presence along with a specialized expertise in sports facility construction
- CF Jordan, which is headquartered in El Paso, will staff the project with construction professionals that are long-standing members of the LOCAL community
- Hunt Construction, which has NO relation or affiliation to Hunt Companies of El Paso, will bring their vast experience in the specialized construction of baseball stadiums

What’s Next?

- The Construction Manager at Risk has begun working with Populous, the architect selected to design the new $50 million Triple A ballpark
- A demolition firm is expected to be hired by the end of January
- City Hall will be vacated by April 1

Union Depot
Union Plaza District

General Recommendations

San Jacinto Plaza

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San Jacinto Plaza

The project is currently in preliminary design with expected design completion in Summer 2013. Construction is slated to begin in Fall 2013 and is expected to last for 18 months.

El Paso Streetcar Project
The proposed El Paso Streetcar Project consists of a 4.8 mile looping, single-tracked corridor, beginning in the area near the Downtown Shopping District and the International Bridges, traveling north through downtown to UTEP and the Cincinnati Entertainment District and back.

El Paso Streetcars c. 1900

Cost and Schedule:
- Estimated $90 million
- Construction expected to begin in 2013 and be completed by 2015

Infrastructure:
- Guideway (i.e., tracks) would be positioned within existing traffic lanes
- Stops would be located two to three blocks apart along the right edge of traffic
- A maintenance facility would be constructed within the Downtown Transfer Center

The Streetcar:
- Proposed vehicles will be approximately 45 feet long, 8.5 feet wide
- Estimated cost per vehicle: About $1.6 million
Why is residential so hard to do? Can we fix it?

- Rezoning required and min. area requirements for apartments
- Need Special Permit for Parking reduction
- Mixed-use triggers complex code compliance and review where IEBC not in use.
- Energy Code upgrade
- Park fees in the case of subdivision
- New Enclosed Stairwell
- Minimal ED incentives for non-historic structures
- Landscape requirements

DOWNTOWN SUSTAINABLE CITY CENTERS

Pairing the best practice in planning with economic development through changes in zoning, subdivision, transportation and building codes in Downtown El Paso
This incentive is available for private, commercial or multi-family projects located within the designated downtown area, more specifically depicted on this map as Level 1 and Level 2.

Residential is a key target area within a holistic approach.

PROPOSED New Boundaries
(Still needs approval from El Paso City Council)
ELIGIBILITY REQUIREMENTS

- Private commercial or multi-family property that includes investment in new construction or renovation located in incentive area

- Projects must meet the design guidelines outlined in Plan El Paso and meet the following investment criteria:
  - New Construction: Min. 3 stories in height and min. of 75,000 feet
  - Renovation Projects: Min. $250,000 investment

  *Additional requirements may apply.*

INCENTIVES

- **Property Tax Rebate** (increment): 100% rebate on the City’s portion of property taxes
  - Level 1: 10 years
  - Level 2: 5 years

- **Ground Floor Retail Sales & Use Tax Rebate**: Rebate on the City’s portion of sales taxes from ground floor retail
  - Level 1: 10 years, 100% rebate
  - Level 2: 5 years, 50% rebate

- **Construction Materials Sales Tax Rebate**: 100% rebate of City’s portion of sales tax used on materials & labor

- **Planning and Building Permit Fee Waivers**
All Downtown projects get a case manager...

City staff established a more efficient process for the customer by using a shepherding team, facilitating incentive coordination and allowing more flexible building code compliance options.

INTERNATIONAL EXISTING BUILDING CODE (IEBC)
The IEBC encourages the use and reuse of existing buildings, while requiring reasonable upgrades and improvements. Applying IEBC standards brings relief and predictability to an adaptive reuse project or work on older buildings.

The IEBC addresses:
- Repairs
- Additions
- Alterations
- Relocation of buildings
- Changes of occupancy
- Work on Historic buildings
Building code compliance requirements are proportional to the level of work performed. The City involved rehab code users (architects and engineers) to amend the IEBC to local conditions and to help create an expedited permit process.

FOR MORE INFORMATION:

Laura Kissack, Architect
City Development Department
(915) 541- 4723
KissackLF@elpasotexas.gov
PROPOSED DOWNTOWN RESIDENTIAL PARKING PERMIT INCENTIVE

Program aims to help Downtown residential projects acquire parking more easily. By establishing parking permit districts, eligible residents will be excused from certain regulations and fees.
Incentive Purposes:

1) Acts as an incentive for developers who may have concerns about parking
2) Pre-empts parking issues associated with future residential growth

Proposed Program:

- Unspecified annual cost
- One permit per vehicle registered to owner at address in applicable zone
- Maximum 2 visitor permits per resident, to be renewed annually
- Bumper or side window decal
- Placard type notice for visitor permits

*Proposal expected to be discussed with City Council in early February
Unsolicited Proposal Process

1. Receive Unsolicited Proposal
2. Accept or Deny Proposal
3. Post Proposal
4. Hire needed experts
5. Select best proposal
6. Interim Agreement (if required)
7. Finalize project details
8. Comprehensive Agreement

Solicited Proposal Process

1. Post RFP
2. Receive Proposals
3. Hire needed experts
4. Select Best Proposal
5. Interim Agreement (if required)
6. Finalize project details
7. Comprehensive Agreement
FOR MORE INFORMATION

- Email: McElroyMX@elpasotexas.gov, HowellEM1@elpasotexas.gov, HeaterNM@elpasotexas.gov
- Phone: (915) 541-4670
- On the web: home.elpasotexas.gov/city-development